STATEMENT OF QUALIFICATIONS

APRIL 2024

BJAAM
Environmental, Inc.

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MISSION STATEMENT

BJAAM does not accept the status quo of environmental compliance as a given set of rules to be followed. We ask why. We challenge each step in the regulatory process by using risk assessment and innovative remedial technologies to bring sites to closure as quickly and inexpensively as possible, while ensuring adequate protection of human health and the environment. BJAAM advocates and protects our clients by giving expert advice during acquisitions and divestments, by partnering with "best of practice" professionals, and by participating in our industry as stakeholders and innovators.

Troy L. Schultz, CP, CPG

BJAAM Environmental, Inc.
Chief Executive Officer/President
Ohio EPA Certified Professional #244
AIPG Certified Professional Geologist

CORPORATE OVERVIEW

BJAAM
Environmental, Inc.

CORPORATE OVERVIEW

BJAAM Environmental, Inc.

UNDERGROUND STORAGE TANK SERVICES

BROWNFIELDS SERVICES

ENVIRONMENTAL DUE DILIGENCE SERVICES

EMERGENCY RESPONSE SERVICES

EXCAVATION AND DEMOLITION SERVICES

OTHER SERVICES

CORPORATE OVERVIEW

BJAAM Environmental, Inc.

BJAAM is a full-service environmental consulting firm with over 30 years of experience in UST closure and corrective action. We've performed thousands of UST closures for facilities ranging from retail fuel stations to industrial facilities. We offer UST management services ranging from tank tightness testing to tank removal and replacement. Our personnel are highly experienced in the release corrective action process, including site characterization, risk assessment, and remediation. BJAAM has had extraordinary success in the acquisition of grants to facilitate abandoned gas station cleanups for the economic and societal benefit of affected communities. In addition, we are at the top of the industry in achieving the highest possible cleanup cost reimbursement for our clients from state financial assurance funds and private insurance.

SERVICES

- UST System Removal
- Release Corrective Action
- Remediation Services
- Abandoned Gas Station Cleanup Grant Program
- Reimbursement Claim Processing

UST SYSTEM REMOVAL

BJAAM has managed the removal of thousands of USTs at sites ranging from small retail gas stations to large industrial facilities. UST regulatory agencies in Ohio, Indiana, Kentucky, Pennsylvania, and West Virginia vary widely in their closure requirements from the earliest planning and permitting through inspections, sampling, and reporting. Our project managers are experienced in planning the job to meet our client's objectives while also complying with all applicable regulations. In addition, every tank pull has the opportunity to pose unexpected challenges, and our field personnel are experienced in evaluating and responding to every possible scenario.

We own and operate a fleet of excavation and earth-moving equipment, which allows us to swiftly complete removal activities to accommodate client timetables while providing cost savings. Should a project require a piece of machinery that we don't possess, BJAAM maintains relationships with several heavy equipment rental vendors across our service area to achieve the required results through the most cost-effective means.

As a full-service UST closure contractor, we most frequently handle the following services:

- Acquisition of all required regulatory and local permits;
- Removal of entire UST systems or selected components;
- UST closure-in-place;
- Removal, characterization, and proper disposal of UST contents;
- Collection of any required soil and water samples for laboratory analysis in accordance with applicable regulations;
- Segregation of soil into stockpiles to maximize reuse and minimize the need for offsite disposal;
- Removal, characterization, and proper disposal of soil;
- Transportation of soil, concrete, asphalt or debris to appropriate disposal facilities or reuse locations;
- Recovery, characterization, and proper disposal of encountered groundwater;
- Removal of subsurface structures;
- Proper disposal of USTs, dispensers, piping and other system components;
- Backfill, compaction, and resurfacing of excavations; and
- Documentation of removal activities in a Closure Report for submission to regulators.

RELEASE CORRECTIVE ACTION

BJAAM provides comprehensive UST corrective action services and guidance through ever-changing and stringent state and federal regulations. The specific regulatory requirements vary from program to program, but in each case, corrective action is conducted using a systematic approach to release assessment and remediation. The process involves several components, including site assessment, risk assessment, and selection of appropriate remedies to facilitate regulatory closure.

Site characterization is perhaps the most important component of the corrective action process. The assessment phase identifies the source and extent of the release, the associated chemicals of concern, and the applicable regulatory standards. Samples are collected from environmental media such as soil or groundwater, and submitted for laboratory analyses to determine the severity and extent of contamination. Physical characteristics pertaining to soil, bedrock, groundwater, and other environmental factors will also be determined. If necessary, interim measures are initiated in response to immediate threats to human health or the environment, such as the presence of free product on groundwater.

Based upon a thorough understanding of the release realized through proper site characterization, risk assessment determines the extent to which the contamination threatens human health and the environment. As part of this process, potential receptors are identified based on current and anticipated uses of the site and surrounding properties. Possible routes of contaminant exposure are determined and assessed as either complete or incomplete. Exposure assessment may also utilize fate and transport modeling to predict how contaminants will move through the environment over time. Information about the toxicity of the chemicals of concern associated with the release is also integrated into the risk assessment process. Finally, the levels of risk are assessed as to the dangers posed by site contaminants. The risk results, chemical concentrations, and applicable standards are then reviewed to determine if further action is needed.

If applicable standards are exceeded due to increased exposure risk, activity and use limitations may be proposed through the use of an Environmental Covenant recorded with the county government. In this way, further corrective action may be avoided by assessing risk based on a less constrictive use scenario than would otherwise be possible with no restrictions in place.

If contamination at the site is determined to be acceptable, then regulatory attainment can be demonstrated and no further corrective action can be recommended on behalf of the client. Following approval of regulatory closure, associated monitoring wells and sample collection points are removed in accordance with the applicable abandonment procedures.

If site contamination poses an unacceptable risk to human health and the environment, then further corrective action is required in the form of remediation.

BJAAM leverages advanced expertise in the corrective action process to benefit our clients when releases occur. Our project managers supervise the project from beginning to end, through site characterization, risk assessment and eventual regulatory closure. Our field personnel are experienced and trained to complete site activities quickly and efficiently while minimizing disruption to your business operation. Decades of proven performance have helped us establish excellent working relationships with regulatory agencies and inspectors, a cooperative exchange that is critically important to getting projects completed on time and on budget.

REMEDIATION SERVICES

BJAAM employs a wide variety of state-of-the-art remediation approaches to complete contaminant cleanup at sites across our service area. BJAAM has investigated and designed remediation systems for abandoned dumps, solid waste landfills, Superfund sites, Resource Conservation and Recovery Act facilities, aboveground and underground storage tank sites, and industrial properties.

Remediation is required when contaminants are present at a site in amounts that exceed regulatory standards based on the conclusions of a site assessment. BJAAM develops an action plan for each release requiring remediation, based on the results of site characterization and risk assessment. Several key site-specific factors include geology, hydrogeology, contaminant chemistry, applicable regulatory standards, and identified areas of concern.

Based on the characteristics of the local environment and the extent and severity of contamination, several remediation approaches are evaluated to determine their applicability and potential effectiveness, including:

- Dual-phase extraction;
- Soil vapor extraction;
- Bioremediation;
- Source area removal;
- Bioventing;
- Air sparging;
- Nutrient augmentation;
- Groundwater pump and treat;
- In-situ chemical oxidation; and
- Hydrocarbon adsorption.

Once a technology or combination of technologies is selected, BJAAM completes feasibility and pilot studies to verify that the approach will be effective. By combining our outstanding field support and professional expertise to evaluate remediation strategies, we can develop the most feasible and cost-effective approach to achieve closure for each release from the associated regulatory agency.

BJAAM works closely with industry-leading remediation product and equipment manufacturers to provide innovative technologies and services to treat a wide range of environmental contaminants. Once a remediation strategy has been selected, our professionals will work with regulators to gain approval to implement the planned approach. We then coordinate system and infrastructure construction and preparation, perform system installation, and execute the necessary operation and maintenance to complete the cleanup on time and on budget.

BJAAM owns and designs remediation systems for longer-term remediation of impacted soil, groundwater, or surface water. At locations with widespread contamination requiring extensive onsite remediation, these systems will be installed on a semi-permanent basis and operate around the clock. BJAAM also owns and operates a wide variety of mobile remediation systems that are designed for immediate or short-term operations, such as subsurface remediation fluid injections, free product recovery, vacuum extraction of groundwater and/or soil vapors, or emergency response. Systems such as these may be utilized to treat contamination that is isolated or located in areas where longer-term systems cannot be installed due to scope, access, cost, or business interference concerns.

Typical release locations where our remediation systems are in operation include:

- Petroleum refining and distribution facilities;
- Petroleum retail facilities;
- Aboveground and underground storage tank sites;
- Solvent releases at factories and commercial dry-cleaning facilities;
- Vapor intrusion sites;
- Roadside spills; and
- Home heating oil spills.

BJAAM Environmental, Inc.

ABANDONED GAS STATION CLEANUP GRANT PROGRAM

The Abandoned Gas Station Cleanup Grant Program was established in 2016 by the Ohio Department of Development in conjunction with the Ohio BUSTR and Ohio EPA. The goal of the program is to identify and rehabilitate abandoned gas station properties in the state that can't be redeveloped due to the cost of cleanup. To date, over one hundred grants have been awarded for this purpose. To qualify, the site must be a former gas station that is vacant with no possible use and contaminated by a confirmed BUSTR Class C Release. A Class C Release indicates that there is a documented release, but there is no viable responsible party to clean it up. Even if the USTs were previously removed, a property may still be eligible for grant funding.

Eligible applicants include municipalities, townships, counties, port authorities and county land reutilization corporations. Properties owned by private organizations may also qualify for grant funding if they enter into a relevant agreement with an eligible political subdivision. Priority is given to applicants with a well-defined redevelopment plan that will result a clear public benefit.

The grant program provides up to $100,000 for assessment activities and $500,000 for cleanup/remediation activities, totaling $600,000 in funding per eligible site. Property assessment activities may include closure assessment, Tier 1, 2 and 3 evaluations, plans for interim response or remedial action, Phase I and II Environmental Site Assessments, asbestos and universal waste surveys, and geophysical surveys. Eligible cleanup/remediation activities include UST removal, remediation of soil, groundwater, asbestos, lead-based paint and other hazardous substances, removal of structures and infrastructure, and limited site clearance for redevelopment.

Activities undertaken as part of an assessment or cleanup/remediation grant must be completed within two years of the grant effective date. Extensions may be granted at the discretion of the Department of Development if additional time is necessary to complete required activities.

Since the creation of this program, BJAAM has written dozens of awarded applications, securing millions of dollars in funding for our clients. There are many paths to successful property redevelopment through the Abandoned Gas Station Cleanup Grant Program. Our environmental professionals are experienced with Ohio BUSTR and Ohio EPA Voluntary Action Program

assessments and remediation, and we are uniquely capable of achieving corrective action milestones in a short time frame thanks to our highly skilled field staff and company owned equipment. From grant application to final development, BJAAM has the expertise to guide you through the entire process.

UNDERGROUND STORAGE TANK SERVICES

BJAAM Environmental, Inc.

REIMBURSEMENT CLAIM PROCESSING

Federal regulations require that all UST owners and operators demonstrate financial responsibility for cleanup or third-party liability compensation that results from a release. This requirement is commonly satisfied by state reimbursement funds or private insurance.

BJAAM works with several government reimbursement funds allocated for UST release cleanup and third-party damages. These programs include:

- Ohio's Petroleum Underground Storage Tank Financial Assurance Fund;
- Indiana's Excess Liability Trust Fund;
- Kentucky's Petroleum Storage Tank Environmental Assurance Fund; and
- Pennsylvania's Underground Storage Tank Indemnification Fund.

The monetary source of these assurance funds are fees paid by UST owners, operators, installers and/or fuel distributors.

In states where no governmental fund exists, such as West Virginia, owners and operators commonly obtain UST liability insurance policies to satisfy the financial responsibility requirements. These policies function similarly to the state-run funds.

Each reimbursement program or private insurer has its own distinct release eligibility requirements, application and claim processes, deadlines, covered and non-covered activities, deductibles, and maximum limits. Navigating this complex process can be confusing, frustrating, and sometimes financially disastrous for those who are unfamiliar with the various pitfalls.

BJAAM's claim specialists can complete all required documentation on your behalf to ensure that the process of applying for reimbursement eligibility goes smoothly.

Once reimbursement eligibility is approved, BJAAM professionals can track release cleanup costs and manage the submission of reimbursement claims for you. This ensures that associated claim deadlines for completed activities are not missed or improperly filed, which eliminates preventable denials.

Our claim specialists and project managers have proven expertise in administering this complicated process for the benefit of our clients, from the manner in which corrective action activities are performed and documented all the way through to the way associated invoices are prepared.

This attention to detail and focus on preventing deficiencies is why BJAAM is at the top of the industry in securing maximum reimbursement of UST release cleanup costs. We facilitate the return of several million dollars of incurred cleanup costs to our clients each and every year.

CORPORATE OVERVIEW

BJAAM Environmental, Inc.

The U.S. EPA defines a brownfield as "a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant." Often, these properties are left abandoned due to these complications. According to the U.S. EPA, it is estimated that are more than 450,000 brownfields in the country. Many of these properties are in prime locations but are left undeveloped due to environmental concerns. The investment that goes into cleaning up brownfields is rewarded with increased local tax bases, facilitated job growth, and decreased development pressure on open land, among other benefits. BJAAM is experienced with the many different routes to the redevelopment and reuse of brownfields and can be a valuable partner in rejuvenating these properties for economic and social benefit.

SERVICES

- Ohio Voluntary Action Program
- Brownfields Remediation and Redevelopment
- Brownfields Grant Funding (writing and management)
- Landfill Monitoring, Assessment, Compliance, and Corrective Measures

BROWNFIELDS SERVICES

BJAAM Environmental, Inc.

OHIO VOLUNTARY ACTION PROGRAM

BJAAM is a turnkey environmental corporation specializing in the challenges of the brownfields funding procurement, assessment, remediation and redevelopment marketplace. As evidenced by the project profiles included later in this Statement of Qualifications, BJAAM has the expertise to successfully guide a brownfields project through funding acquisition, assessment, remediation, and redevelopment to turn otherwise underutilized properties into thriving community assets, resulting in millions of dollars in economic development and job creation opportunities.

The Ohio EPA Voluntary Action Program was established as a way for parties to investigate possible environmental contamination, complete cleanup if needed, and receive liability relief from the State of Ohio in the form of a Covenant Not to Sue. Environmental liability protection is secured based on site-specific use and maintenance conditions specified in the covenant. The Voluntary Action Program provides a framework for organizations to assess and clean up contaminated properties to applicable state and federal standards in a streamlined approach that takes advantage of expertise available in the private sector. Ohio EPA Certified Professionals are qualified and experienced engineers and scientists who are responsible for verifying that properties are cleaned up to required standards. By working with a Certified Professional, cleanup activities can be completed under the Voluntary Action Program without ongoing Ohio EPA involvement.

BJAAM has been actively involved with the Ohio EPA's Voluntary Action Program since its inception in 1994. Troy Schultz, President of BJAAM, obtained his Ohio EPA Certified Professional Seal #244 in 2001. Prior to this, Mr. Schultz provided training to Voluntary Action Program Certified Professionals at the request of Ohio EPA. Mr. Schultz was the first consultant in Ohio invited by Ohio EPA to train Certified Professionals at the 1999 annual training conference in Columbus, Ohio. In 2000, Mr. Schultz presented a "first of its kind" training seminar for all Ohio EPA Certified Professionals on the topic of risk assessment in Ohio's Voluntary Action Program. In addition, Mr. Schultz served on the Ohio BUSTR Brownfield Committee that assisted Ohio EPA in the development of the Voluntary Action Program.

BJAAM's Brownfields Services group is currently directed by Zachary Pierce. Mr. Pierce serves as a Vice President and Principal of BJAAM and obtained his Ohio EPA Certified Professional Seal #391 in 2018. Under his direction, BJAAM scientists use their technical knowledge and network of business relationships to complete complicated brownfields redevelopment projects.

Public/private partnerships are one way BJAAM consolidates resources to undertake these challenging projects. These partnerships are invaluable to leveraging grant dollars through state and federal agencies, while infusing private capital to the project to ensure that the redevelopment goals of the community are realized. Working with municipalities, economic and community development partners, and a curated network of real estate professionals, BJAAM works to connect our clients to developers and end users, effectively elevating the redevelopment potential of a brownfield property to its highest and best use.

BROWNFIELDS REMEDIATION AND REDEVELOPMENT

Brownfields redevelopment has been a focus of local economic improvement efforts and private development strategies for much of the last several decades. Many areas of the country are challenged by brownfields which are often bypassed by developers due to environmental uncertainties that make capital investment and opportunity costs difficult to evaluate.

However, some developers have found extreme value in purchasing remediated brownfields due to the possibly lower price of the property and existing improvements to the real estate. Environmental uncertainties are a common issue in real estate, but they can be offset with understanding, innovation and creativity to ensure successful redevelopment.

BJAAM's professionals possess unique expertise in brownfields deal structures including public/private partnerships, cost-to-closure contracts, and participation in an equity position to complete complex risk transfer in real estate transactions.

BJAAM professionals are leaders in brownfields strategic planning, including:

- Real estate development;
- Brownfields remediation;
- Funding and financing;
- Brownfields assessment;
- Property management; and
- Government relations.

The brownfields redevelopment process is unique in its ability to provide wide-ranging economic and social benefits, such as:

- improved public safety by removing contamination and abandoned facilities;
- opportunities for businesses to provide beneficial services to the community;
- job creation resulting from redevelopment and subsequent use;
- decreased vehicle miles traveled,
- reduced urban sprawl and impervious surface expansion;
- increased property values; and
- expanded tax base and revenue growth.

Options for environmental liability risk transfer, such as BJAAM's contract-to-closure program, provide a unique solution for companies seeking an exit from their legacy of environmental liabilities or long-term closure obligations. The scope of the liability risk transfer can range from a commitment to remediate a site for a guaranteed fixed price or the outright transfer of the assets and associated liabilities. BJAAM's contract-to-closure program provides an organization the ability to transfer the responsibility and management of known contamination issues, large or small, for a single facility or group of properties.

By involving BJAAM professionals early in a project, brownfields initiatives have gained creativity, efficiency and capital to address the complex development problems facing local governments and special purpose community development organizations.

BROWNFIELDS GRANT FUNDING (WRITING AND MANAGEMENT)

BJAAM's environmental professionals possess the expertise to jump start a community brownfields redevelopment initiative using available state and federal grants. Brownfields grants and low interest loans have been made available through state and federal bipartisan-supported redevelopment initiatives to empower stakeholders to assess, clean up, and reuse environmentally damaged sites. Communities throughout the country are now vying for new and existing businesses to put down roots while concurrently facing the issue of finding available, environmentally uninhibited real estate to support new industry.

BJAAM professionals have proven success in completing awarded grant applications for state and federal programs including Jobs Ohio grants, Ohio Water Development Authority grants and loans, Clean Ohio Fund grants, Ohio Abandoned Gas Station Cleanup grants, and U.S. EPA grants for community-wide assessment and site-specific cleanup of properties contaminated by petroleum and hazardous waste.

Several similar state-managed brownfields assessment and remediation grants are also available through the Indiana Finance Authority, Kentucky DEP, Pennsylvania DEP, and West Virginia DEP.

Brownfields assessment grants may be awarded to eligible entities for the purposes of compiling a listing, characterizing historical use, assessing contamination, planning for cleanup and redevelopment, and conducting community involvement. Brownfields cleanup grants provide funding for remediation of property contamination by petroleum and/or hazardous substances.

BJAAM's grant writing success has brought our clients millions of dollars in combined state and federal grant funding for environmental assessments, remediation, and redevelopment planning. Our grant consulting and combined environmental assessment and remediation work has helped transform thousands of acres of former industrial and commercial real estate into viable redevelopment sites. Brownfields redevelopment is a function of the local real estate market, and risk and uncertainty are major factors in an investor's decision-making process – particularly when environmental contamination is present. BJAAM professionals have spearheaded numerous negotiations with business leaders, environmental agencies, community development organizations and other bodies of government to create cost-effective brownfields initiatives for the reuse of environmentally inhibited assets.

At the heart of BJAAM's grant program management is the future and vision of your community. BJAAM professionals are experts at combining the energy of grass roots efforts with the power of monetary infusion to ensure the success of a brownfields initiative.

The benefits of working with BJAAM to create a brownfields initiative include:

- Compliance with standards and regulations;
- Efficient and timely remediation;
- Dedication to health and safety;
- Reduced environmental costs; and
- Collaboration focused on economic redevelopment.

LANDFILL MONITORING, ASSESSMENT, AND CORRECTIVE MEASURES

Landfills are a critical part of the waste management system, and their correct operation in accordance with applicable regulations is essential to prevent environmental problems involving generated leachate and gases.

Leachate is a liquid waste containing a wide range of chemicals drawn out as rainwater percolates through the landfill contents. This material can contain organic and inorganic compounds, suspended solids, acids, toxic metals, and microorganisms. Leachate is typically collected by a dedicated system for recirculation or treatment.

Regular monitoring is an important aspect of ensuring that waste materials and leachate have not escaped and subsequently contaminated groundwater. The U.S. EPA requires nearly all landfills to monitor groundwater while active and after final closure. This is accomplished via a system of monitoring wells surrounding the landfill, which are constructed based on the geologic and hydrogeologic characteristics of the area.

Landfill gas is also produced as a natural byproduct of waste material decomposition. The typical composition of landfill gas is primarily methane and carbon dioxide with a trace amount of other compounds. Landfill gas is captured by a dedicated system for treatment to prevent it from escaping into the atmosphere. The gas is collected from wells installed in the landfill and transferred by a pipe network to a centralized point where it can be flared to convert the methane into carbon dioxide or utilized as fuel for electricity generation.

Landfill gas monitoring is conducted to identify possible risks to human health and safety, as well as to determine whether gases are migrating offsite. In addition, the gas collection system must be tested regularly to ensure leak-free operation.

Corrective measures are required when a release to the surrounding environment occurs. These measures include the development of corrective action plans, and assessment and remediation of contaminated soil, groundwater, and surface water in accordance with applicable regulations.

BJAAM professionals service all aspects of landfill monitoring, assessment, compliance, and corrective measures. Our staff has been directly involved with sampling, inspection, and reporting at various municipal solid waste, industrial solid waste, and hazardous waste landfills throughout Pennsylvania, Ohio, and West Virginia.

BJAAM scientists manage landfill projects ranging from routine groundwater sampling and statistical analysis, landfill gas surveys, and leachate monitoring under applicable operations and maintenance plans and/or corrective action plans. BJAAM technicians have provided quality control services during the installation of methane extraction wells, implemented plans for explosive gas migration monitoring in accordance with applicable regulations, and provided field geology consulting for industrial landfill expansion. Our team has conducted subsurface investigations to determine the extent and magnitude of landfill impacts, and provided oversight during remedial excavations of illegally disposed hazardous waste.

BJAAM has also been involved in landfill redevelopment projects as discussed later in this Statement of Qualifications.

CORPORATE OVERVIEW

BJAAM Environmental, Inc.

ENVIRONMENTAL DUE DILIGENCE SERVICES

Environmental due diligence is the systematic process of evaluating a property's condition and determining the likelihood of contamination. The U.S. EPA has established standards for due diligence in the form of the All Appropriate Inquiries Rule. Environmental due diligence is a very important part of the property transfer process due to its ability to protect prospective purchasers from liability associated with the Comprehensive Environmental Response, Compensation, and Liability Act. This act, commonly known as Superfund, imposes strict liability for the release of hazardous substances on a property. The legislation mandates that a property owner is liable for cleanup at their own expense, even if the owner is not responsible for the contamination. Proper environmental due diligence evaluations provide protection for purchasers against the significant burden of this environmental liability. BJAAM's professionals have completed hundreds of Phase I and Phase II Environmental Site Assessments, allowing our clients to protect themselves against environmental risks associated with prospective real estate transactions.

SERVICES

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments

PHASE I ENVIRONMENTAL SITE ASSESSMENTS

The Phase I Environmental Site Assessment process involves a thorough investigation of the property's environmental conditions, including past and present uses of the property, potential sources of contamination, and any hazardous substances and/or petroleum products that may be present. The goal of this process is to identify any potential environmental liabilities associated with the property for the benefit of the user.

In the past, Phase I Environmental Site Assessments were able to be completed by environmental firms and individuals with a varying degree of qualification. However, with the promulgation of U.S. EPA All Appropriate Inquiries legislation, the scope and nature of the Phase I Environmental Site Assessment and choosing the appropriate consultant has become increasingly more significant. BJAAM professionals have the knowledge and experience to complete the necessary All Appropriate Inquiries due diligence while meeting the specific project goals of our client. No two Phase I Environmental Site Assessments are the same, yet all require significant attention to detail and must adhere to the appropriate standard. Our professionals are trained to provide the utmost attention to detail during all aspects of the investigation, communicating with clients when evidence of a Recognized Environmental Condition or Identified Area is discovered. BJAAM's staff works with clients to understand the end use of the property, providing next-step recommendations to forward the project effectively. Most Phase I Environmental Site Assessments are performed for a fixed fee, ensuring there are no surprise costs for our clients. The typical completion time for a Phase I Environmental Site Assessment is less than three weeks, with accelerated turnaround available upon request.

BJAAM has completed hundreds of Phase I Environmental Site Assessments for a variety of clients, including:

- Property owners;
- Local and Regional Governments;
- Private Industry;
- Legal Professionals;
- Commercial and Industrial Lending Institutions;
- Commercial and Industrial Real Estate Professionals; and
- Developers and Economic Development Agencies.

PHASE II ENVIRONMENTAL SITE ASSESSMENTS

A Phase II Environmental Site Assessment involves a more detailed investigation of property conditions than the Phase I Environmental Site Assessment process. It includes collecting and analyzing samples of environmental media at the property to determine if hazardous substances or petroleum products are present in excess of regulatory standards.

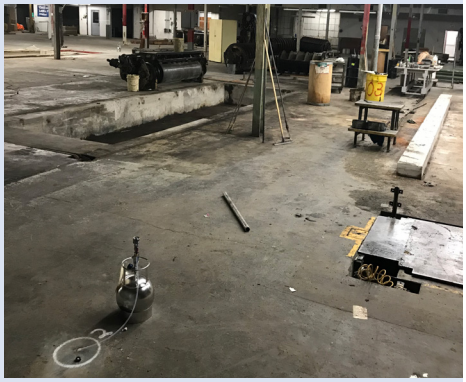
If a Phase II Environmental Site Assessment is warranted based on Recognized Environmental Conditions, BJAAM professionals are trained to provide cost effective, scientifically sound recommendations for further evaluation. Our project managers develop Sampling and Analysis Plans to evaluate the identified Recognized Environmental Conditions effectively. We will assist clients in negotiating with lending partners and/or regulatory agencies to ensure that concerns are addressed while preventing unnecessary expenditures.

Depending on the nature of the property and Recognized Environmental Conditions in question, activities such as geophysical surveying and sampling of environmental media may be proposed to satisfy the Phase II objectives.

Examples of potentially required sampling activities include:

- Soil sampling via drilling or test pits;
- Well installation and groundwater sampling;
- Surface water sampling;
- Sediment sampling;
- Soil gas sampling;
- Indoor and outdoor air sampling; and
- Material sampling for characterization of unidentified substances, asbestos, lead-based paint, etc.

We understand the importance of protecting our clients from environmental liability by providing sound data for decision making, while adhering to redevelopment plans, and meeting due dates for scheduled transaction closures. The time required to conduct unexpected Phase II Environmental Site Assessments is often not included in the original development or closure schedule. BJAAM provides exceptional value by expediting Phase II Environmental Site Assessment time frames with our reliable in-house drilling equipment and technical teams that provide short notice scheduling for field sampling events. Rather than negotiating schedules and staffing with a third-party provider, BJAAM's staff includes the most experienced, well trained, and reliable field services team available to complete the job. This eliminates scheduling delays and assures adherence to the required sampling methodologies.



CORPORATE OVERVIEW

EMERGENCY RESPONSE SERVICES

BJAAM offers around-the-clock emergency response capability to clients across our service area. Our personnel are available when environmental incidents require immediate attention to eliminate impacts to health and safety, while minimizing business interference and maximizing potential cost recovery from reimbursement funds or private insurance. We have extensive experience in the containment and mitigation of petroleum product spills. BJAAM's emergency services personnel are capable of responding to surface and subsurface petroleum releases that have impacted or threaten to impact soil and groundwater, sewer systems, surface water, and indoor air. When indoor vapor issues occur at fueling stations and convenience stores, our professionals can quickly evaluate potential health and safety concerns, identify potential sources, and perform mitigation activities.

SERVICES

- Petroleum Spill Response
- Vapor Investigation and Mitigation

EMERGENCY RESPONSE SERVICES

BJAAM Environmental, Inc.

PETROLEUM SPILL RESPONSE

BJAAM is equipped to handle a wide range of environmental emergencies, including petroleum spills. Our crews are capable of responding to surface and subsurface petroleum releases that have impacted or threaten to impact soil and groundwater, sewer systems, surface water, and indoor air. We regularly respond to spills involving:

- Fuel delivery overfills;
- Mechanical equipment failure;
- Customer vehicle overfills;
- Leaking vehicles or fuel containers;
- Dispensers damaged by vehicles;
- Compromised aboveground storage tanks;
- Traffic accidents; and
- Truck fires.

When emergency services are needed, we can determine if regulatory notification is required, and personnel and equipment will be dispatched to the site based on the reported conditions. Upon arrival onsite, we will formulate a containment and mitigation plan, and interface with regulators, first responders, and municipalities.

Spills on paved surfaces may be mitigated using absorbents, while contaminated soil will likely require some measure of excavation to prevent the spread of contamination to groundwater.

In the case of subsurface fuel leaks that result in offsite impacts that pose health and safety concerns, trenching may be necessary in locations of suspected migration pathways to prevent further contamination of offsite facilities. Perforated piping and recovery wells may be strategically installed to enable monitoring and capture of free product.

When sewers are impacted, a combination of absorbents, vacuum recovery, flushing and venting may be utilized to mitigate impacts. Vapor monitoring at identified access points is completed during and after mitigation activities to ensure safety and to evaluate response effectiveness.

If surface water is affected, spilled material is controlled using booms and mitigated through a combination of vacuum recovery, absorbents, and dispersants. Affected ditches may require the temporary construction of dikes or siphon dams to prevent spill migration.

Waste material is stored in appropriate containers based on recovery volume. Following any necessary characterization, the waste materials are transported to licensed facilities for disposal.

When confronted with an emergency situation, BJAAM can manage the entire spill response or provide oversight to protect your interests.

VAPOR INVESTIGATION AND MITIGATION

Indoor vapor issues sometimes occur at fueling stations and convenience stores. A customer may complain about a strong objectionable odor while shopping, or an employee experiences headaches or nausea during the workday. In rare circumstances, individuals may experience more severe effects or require emergency medical treatment. In all cases, a swift response is required due to the potential health and safety concerns.

Depending on the facility and setting, common indoor vapor sources may include:

- Leaking UST systems;
- Surface spills;
- Sewer gas;
- HVAC issues;
- Chemical mixing; and
- Electronic equipment.

When problematic vapor conditions occur, BJAAM will investigate the complaint by conducting interviews, air screening, and inspections of potential sources.

After interior screening and source investigation is complete, indoor air can be vented using an intrinsically safe high-volume blower to provide immediate relief of the condition while any exterior source investigation is underway.

Vapor mitigation will involve a combination of activities, such as:

- elimination of identified sources;
- pathway sealing; and
- vapor removal system installation.

The elimination of vapor sources may include UST system, HVAC, or plumbing repairs, the replacement of malfunctioning equipment inside the building, or clean up pertaining to spills and mishandled chemicals.

Suspected points of vapor entry can be sealed using various products and techniques to prevent or inhibit build up in indoor air.

Either due to severity or to eliminate issues as quickly as possible, systems can be installed to remove vapors from sub-slab soil before they can enter the building and vent them to the atmosphere.

Should the source of vapors meet the regulatory definition of a release under applicable regulations, BJAAM can notify and interface with the appropriate agencies on your behalf.

Our emergency personnel are prepared to respond to vapor issues at your facility in an expedient, safe, and effective manner.

CORPORATE OVERVIEW

EXCAVATION AND DEMOLITION SERVICES

BJAAM extends its capabilities beyond UST removals and contamination source area removal to include a variety of excavation and demolition services. BJAAM owns and operates its own fleet of equipment, and our team of experienced professionals have the capability and training to complete a wide range of excavation and demolition tasks safely, efficiently, and cost-effectively. From general excavation to removal of buried facilities, through the complete demolition of structures and disposal of waste material, BJAAM is uniquely positioned to assist our clients to achieve their project goals.

SERVICES

- Excavation and Backfill
- Demolition and Debris Removal

EXCAVATION AND DEMOLITION SERVICES

BJAAM Environmental, Inc.

EXCAVATION AND BACKFILL

Beyond the removal of UST systems and contaminated material as part of release corrective action or brownfields redevelopment, BJAAM offers an array of excavation services for our clients' benefit.

Some of the excavation tasks that our experienced personnel complete include the removal of buried objects such as:

- Cisterns;
- Septic tanks;
- Cesspits;
- Tire piles;
- Drainage tiles;
- Structure foundations;
- Building footers; and
- Hydraulic lifts.

In all cases, the applicable underground utility location service is contacted prior to the initiation of any excavation work. We also complete all required governmental notifications and permitting that are necessary to achieve the desired results. A site-specific health and safety plan and a material handling plan are generated to provide a framework for project completion.

Excavation activities proceed once all required preliminary activities are complete. BJAAM personnel utilize hard hats, steel-toe boots, eye and hearing protection, and high-visibility clothing while onsite to ensure safety. If there are concerns with buried facilities or structures in a project area, we can "soft dig" utilizing an air knife and vacuum excavator in advance of heavy equipment usage. BJAAM will ensure proper separation, handling, and disposal of materials throughout the project when regulated or hazardous substances are involved, such as hydraulic oils, sewage, etc. This segregation process allows us to maximize the reuse of site soil and minimize the amount of material transported for landfill disposal.

Our crews can also provide assistance with general earth-moving projects, such as:

- Site preparation;
- Trenching;
- Excavation;
- Detention basins;
- Grading;
- Backfilling; and
- Resurfacing.

BJAAM can complete all required activities quickly, efficiently, and cost-effectively because we own and operate our own excavation equipment. For projects that require unusual capabilities, we can easily source specialty equipment from an extensive network of rental partners across our area of service to achieve your project goals.

EXCAVATION AND DEMOLITION SERVICES

BJAAM Environmental, Inc.

DEMOLITION AND DEBRIS REMOVAL

BJAAM is here to help when improvements on a client-owned property must be removed. We can assist you with removing structures that have fallen into disrepair, have outlived their usefulness, or must be eliminated to ensure successful divestment of the associated property. Our experienced personnel provide high-quality work in a safe and cost-effective manner on every project.

Examples of site features we've removed from client properties include:

- Buildings;
- Canopies;
- Hydraulic lifts;
- HVAC units;
- Signage;
- Light posts and poles;
- Aboveground storage tanks;
- Masonry and fences;
- Billboards; and
- Trees and brush.

During the planning phase, BJAAM personnel will conduct a property inspection to evaluate all aspects of the project. We will complete all required notifications and acquire any necessary permits from applicable governmental offices. Site-specific plans will also be created to ensure the health and safety of workers and the public, and for the proper handling and disposal of generated waste materials.

Because BJAAM owns and operates our own equipment, we can complete all necessary activities quickly, efficiently, and according to our client's schedule. Should the project require a capability not represented in our fleet, BJAAM can easily source the equipment from our wide network of equipment rental providers.

Some of our equipment capabilities include:

- Excavators;
- Skid-steers;
- Dump trucks;
- Compactors;
- Roll-off boxes;
- Cutting torches and saws;
- Steam pressure washers; and
- Site cleanup tools.

Once the target structures and features are demolished, we will collect and remove the generated debris for offsite disposal. BJAAM will properly handle potentially regulated materials and ensure that all materials are disposed of at appropriately licensed facilities.

Upon completion of all demolition and debris removal activities, we can backfill the area, and restore the surface to your specifications by lot paving, graveling, grass seeding, etc.

CORPORATE OVERVIEW

OTHER SERVICES

BJAAM offers a variety of environmental services to aid our clients with their specific needs. For over 30 years we have assisted clients in the manufacturing and industrial industries with their environmental requirements. Our general services include environmental drilling and sampling, well installation and removal, compliance permitting, auditing and reporting, expert witness support, and partnering arrangements. By providing a single source for a diverse range of services, we save our clients time and money. Our environmental professionals have the expertise to understand each unique situation and successfully assist our clients in accomplishing their objectives.

SERVICES

- Environmental Drilling, Well Installation and Removal
- Environmental Sampling and Testing
- Permitting, Reporting, and Auditing
- Expert Witness
- Partnering Opportunities

ENVIRONMENTAL DRILLING, WELL INSTALLATION AND REMOVAL

Environmental drilling can offer a variety of solutions when investigating, monitoring, or remediating an area. BJAAM offers three types of environmental drilling technology: direct-push, hollow-stem auger rotary, and air rotary.

BJAAM operates both track-mounted and truck-mounted direct-push drilling rigs, which can access remote areas with rugged terrain, as well as areas with limited access such as building interiors, or locations affected by overhead utilities.

BJAAM's hollow-stem auger drilling capabilities can penetrate through all soil types and rocky material. Various auger diameters are available to achieve the required borehole size for each project and purpose.

Once bedrock is encountered, we utilize air rotary drilling to advance a drill bit through the hardest of material and transfer rock cuttings to the surface. This method utilizes compressed air to rotate the drill bit and force material to the surface.

BJAAM owns and operates a wide array of drilling equipment, which allows multiple crews to operate concurrently to service our clients' needs without the scheduling limitations associated with utilizing a drilling subcontractor.

As part of our environmental drilling services, BJAAM can design and install groundwater monitoring wells and recovery wells in completed boreholes according to project requirements. Wells are installed in pre-determined locations in the investigation area using the appropriate technology based on subsurface composition and target depth. Nested wells and/or packers can be utilized to isolate specific water-bearing zones. Each well is installed in accordance with applicable regulations and industry best practices. Following installation, BJAAM will complete the required well logs and submit them to the applicable regulator.

When monitoring wells or potable water wells are no longer needed, BJAAM can complete the removal process, which is also known as well abandonment. Several techniques are available, including over-drilling, casing removal, or filling, depending on well construction and applicable regulations. Following abandonment activities, BJAAM will complete the required well sealing reports and submit them to the appropriate regulator.

BJAAM can handle a wide range of environmental drilling, well installation and removal activities. We are confident that our personnel have the experience and knowledge to efficiently satisfy your environmental drilling needs.

BJAAM Environmental, Inc.

ENVIRONMENTAL SAMPLING AND TESTING

BJAAM offers a variety of environmental sampling and testing services pertaining to air quality, industrial waste management, wastewater/stormwater discharge, geotechnical and aquifer studies, and subsurface contaminant assessment. Our services are conducted according to applicable regulatory guidance, industry standard practice, and the highest quality assurance and quality control standards to ensure accurate results.

We can collect air quality data through an array of methods to support our client's goals. Depending on the project needs, we complete air screening assessments using properly calibrated multigas monitors, photoionization detectors, methane gas detectors and/or flame ionization detectors. Indoor and outdoor air samples can be collected using vacuum canisters, vacuum chambers, or pumps based on client needs and regulatory requirements.

With regard to industrial waste management, we collect samples from solid and liquid material for characterization and disposal. These types of materials might include potentially contaminated concrete, chemicals, solvents, pesticides, and other waste.

Industrial/commercial wastewater or stormwater sampling is sometimes required by applicable regulations or permits limiting discharge or operation. BJAAM personnel are trained to safely, correctly, and efficiently collect these samples to ensure that process interference is kept to a minimum.

BJAAM's field scientists are experienced in collecting subsurface samples and parameters for geotechnical testing. Our field scientists can complete Standard Penetration Testing during borehole drilling and collect Shelby tubes from target depths for laboratory analyses of permeability, bulk density, porosity, and water content. In addition, our field scientists are adept in aquifer characterization through slug, pump, and yield testing at available monitoring points. The results of geotechnical and aquifer testing can be utilized in risk assessment or site development planning.

Finally, BJAAM personnel have extensive experience in the sampling of soil, sediment, surface water, groundwater, soil gas, and free product to assess contaminants based on your project needs. Soil samples can be collected for chemical analyses via hand auger, split-spoon sampler, or driven sample liners as needed based on your project objectives and regulatory requirements. Sediment and surface water samples are collected from identified surface water bodies using correct practices to ensure that the associated data is representative and valid.

Groundwater sampling is conducted at selected monitoring points by manual bailing or low-flow pumping. Soil gas can be collected from sampling points targeting desired depths to satisfy your project requirements. We can also assist you when free product sampling is required to determine the type and age of the material through forensic laboratory analysis. BJAAM is experienced in the collection and proper handling of free product to acquire the needed data in a safe and efficient manner.

Quality control and quality assurance is a key component of sampling any type of environmental media. BJAAM ensures that all appropriate pre-sampling steps such as leak-testing, development, equipment decontamination, etc. are completed in accordance with regulations and standard industry practices. Samples are collected in appropriate laboratory-provided containers for the requested analyses and preserved according to laboratory and regulatory specifications. Samples are handled according to a strict chain-of-custody procedure from the time of collection through eventual laboratory analysis. By taking such care throughout the sampling process, BJAAM can guarantee the quality of the associated data.

BJAAM Environmental, Inc.

PERMITTING, REPORTING, AND AUDITING

BJAAM provides a range of services related to environmental compliance, including permitting, reporting, and auditing. These services are designed to help businesses comply with federal, state, and local environmental regulations. Specific areas of compliance include:

- UST removal, change-in-service, temporary out-of-service and closure-in-place;
- Facility discharges;
- Stormwater pollution prevention;
- Air pollution control;
- Hazardous chemical inventories; and
- Spill control and countermeasures.

BJAAM can assist you with applicable permitting required to complete UST system removal, modification, repair, change-in-service, and temporary out-of-service status.

Our professionals can aid you in maintaining compliance with the requirements of the National Pollutant Discharge Elimination System program. Each state establishes requirements to protect water quality through the issuance of permits for wastewater discharges to surface water. These permits establish limitations on the quantities of pollutants to be discharged and impose monitoring requirements and other conditions to ensure compliance with state and federal regulations.

We have experience in the development of Stormwater Pollution Prevention Plans, which identify the activities and conditions at a site that could cause water pollution as well as the steps that will be taken to prevent unpermitted discharge.

BJAAM can assist you with air pollution control compliance at your facilities. Our staff are familiar with air contaminant source permitting across our area of service and are available to help you ensure compliance with applicable regulations.

Annual Tier II hazardous chemical inventories must be submitted to federal, state and/or local governments under the Emergency Planning and Community Right-to-Know Act to provide information on the storage, use, and releases of hazardous chemicals. This information allows communities to plan for chemical emergencies. BJAAM can compile and submit the required documentation to the applicable agencies on your behalf to keep your affected facilities in compliance.

Spill Prevention, Control, and Countermeasure plans are required to help certain facilities prevent a discharge of oil into navigable waters. These facilities are required to develop, maintain, and implement an oil spill prevention plan. BJAAM can develop or update these plans for your facilities to detail the measures in place to prevent an oil spill and the procedures to be implemented in response to a spill. These plans are required for facilities that store oil or oil-like products under certain conditions where a spill could be reasonably expected to impact navigable waters or adjoining shorelines.

Environmental audits are often used by organizations to evaluate where business practices can be streamlined to minimize the time to completion of project tasks and to maximize cost savings. Audits can save businesses money on the costs of compliance with environmental regulations and provide peace of mind knowing that they are completing the required project tasks. BJAAM has over 30 years of experience in forming multi-media environmental compliance audits for industrial operations, including steel, chemical warehousing, and power and mining facilities. We can provide a full range of auditing services, including third-party audits, due diligence audits, or pre-agency audits. We work with corporate and/or outside counsel to maintain attorney-client privilege for project documents. BJAAM is experienced and flexible enough to craft an audit scope and report format to fit your specific project goals.

BJAAM Environmental, Inc.

EXPERT WITNESS

When your organization is confronted with environmental litigation, it's important to have a trusted and experienced consultant who can assist with the discovery process, evaluate facts and evidence, and provide expert witness testimony.

Expert witnesses are qualified based upon their knowledge, skill, experience, training, or education, and their testimony is used to help "triers of fact" to understand evidence using reliable principles and methodology and sufficient facts or data.

Lawyers, judges, and juries rely on experts to apply specialized knowledge to the facts of a case to explain how or why an event happened. As a result, expert support and testimony can have a significant impact on the outcome of a case.

When you retain BJAAM to provide an expert witness for your case, our value isn't limited to court testimony. In many instances, a trial can be avoided through extensive preparation and a thorough understanding of the issues in combination with strategic decision making. Our experts can help you prepare for legal proceedings by performing historical research, reviewing documents, writing reports, and assisting in strategy development. We can provide valuable advice, and foster a deeper understanding of technically complex subjects based on our knowledge and expertise.

BJAAM has decades of experience supporting clients involved in litigation pertaining to various aspects of environmental contamination:

- Regulatory compliance;
- Property divestment or acquisition;
- Release circumstances and timing;
- Data collection and interpretation;
- Exposure and toxicity;
- Migration and transport;
- Remediation;
- Cost allocation; and
- Liability and third-party affects.

With our comprehensive experience in site characterization, risk assessment, and remediation and our expertise in environmental regulations, we're able to assist you in developing defensible strategies to achieve favorable outcomes.

The professionals at BJAAM have provided expert witness reports and testimony on behalf of several major oil companies, insurance companies, and other private companies regarding contaminated properties. In addition, BJAAM has provided technical reviews in support of litigation which have included detailed analysis of cleanup expenses, evaluation of the effectiveness and scope of assessment and remediation work completed to date, and detailed cost to closure estimates.

In particular, BJAAM's President and CEO, Troy Schultz, is uniquely qualified for this type of work because of his background as both a consultant and a regulator who developed many risk-based standards for the State of Ohio. Mr. Schultz has served on several rules committees for the Ohio EPA Voluntary Action Program and the Ohio BUSTR. He has been sanctioned as a Risk-Based Corrective Action course instructor by the American Society for Testing and Materials and has been a frequent guest speaker at the well-known National Groundwater Association PC Applications course with Robert Cleary. He has given numerous lectures to, and on behalf of, government entities in Argentina, Brazil, Chile, Czech Republic, Puerto Rico, and South Africa regarding the use and implementation of risk-based decision making.

PARTNERING OPPORTUNITIES

BJAAM frequently shares our expertise by partnering with other engineering, consulting, and construction firms to resolve environmental problems. We can be an invisible partner by providing reports under our partner's report cover and letterhead, or provide needed assistance when unforeseen environmental issues arise in your project. Key to these partnering relationships is BJAAM's ability to establish mutually beneficial boundaries prior to project development. For example, some companies may lack expertise in several critical fields, or may have needs in one particular area. Regardless, BJAAM can supply whatever expertise is needed to complete a project in a legally defensible and often innovative manner.

Our partnering arrangements range from complete data collection services to advanced risk assessment and fate and transportation modeling. BJAAM has partnered with several domestic and international environmental engineering firms to help them complete their projects using the most versatile data collection techniques and risk assessment services available in the world today. These partnerships may span several projects and result in long-lasting relationships which mutually benefit both partners and the client. BJAAM also offers confidentiality and non-compete guarantees to all our partners. We work with our partners not as ordinary clients, but as team members. In many cases, a synergistic combination of talents is discovered between the partners involved in a project.

Partnering services offered by BJAAM include:

- UST system removal;
- Sample collection and data acquisition;
- Drilling, well installation and removal;
- Peer review;
- Risk assessment;
- Expert witness testimony and litigation support;
- Research;
- Design and preparation of public or private bid specifications;
- Remediation technology evaluation, design and implementation;
- Project and facility permitting;
- Waste characterization and disposal;
- Data interpretation;
- Landfill gas/leachate collection and design; and
- Landfill permitting and closure.

Some of the advantages to partnering with BJAAM include:

- Immediate expert advice;
- Expedited project completion;
- Enhanced company qualifications;
- Valuable second opinion;
- No intensive resource or personnel development;
- Reduced liability;
- Confidence in the results; and
- Defensible and innovative results.

Our highly trained field scientists, project professionals, and company-owned fleet of equipment are available to seamlessly complement your capabilities to achieve your project goals in a timely and cost-effective manner.

WHAT WE DO

BJAAM
Environmental, Inc.

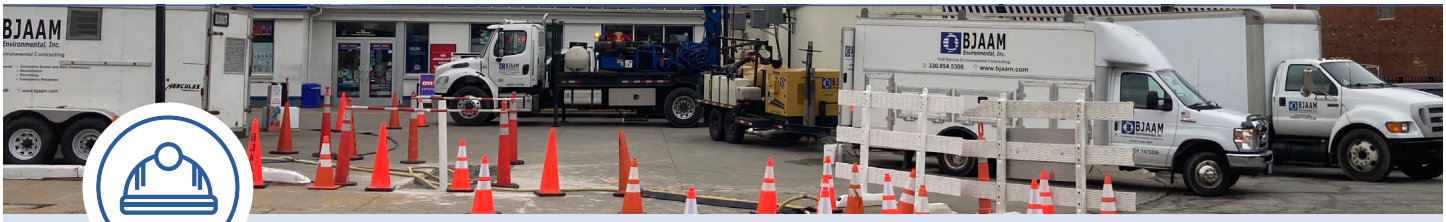
WHAT WE DO

SERVICE AREA

BJAAM's office location, highly trained and certified technical staff, and company-owned equipment enable us to service an area that includes Ohio, Pennsylvania, West Virginia, Kentucky and Indiana.

LICENSES AND CERTIFICATIONS

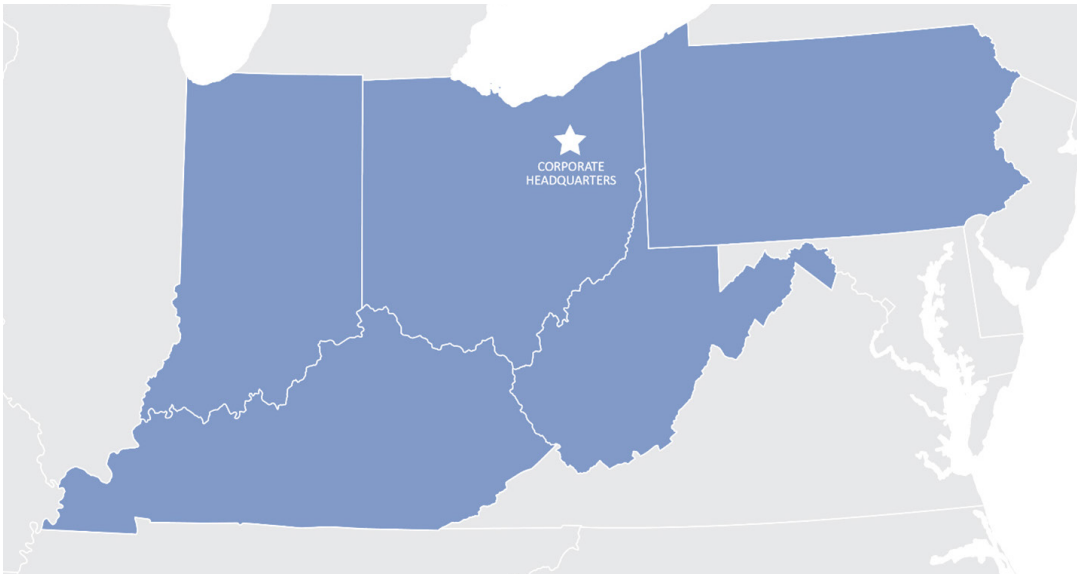
BJAAM and our staff hold several licenses and certifications across numerous areas of specialty, ensuring that our clients receive results that are consistent with regulatory requirements, industry standards, and the latest advances in technology.



QUALITY, SAFTEY, AND RESPONSIBILITY

BJAAM strives to provide the highest quality service to our clients in an efficient and responsible manner, while maintaining a safe work environment.

SERVICE AREA



*Additional locations may be included on a per job basis.

CORPORATE HEADQUARTERS

P.O. Box 523
472 Elm Ridge Ave
Canal Fulton, Ohio 44614

PHONE
330.854.5300

FAX
330.854.5340

LICENSES AND CERTIFICATIONS

All staff members are educated and trained on industry standards and technical issues from the time of employment. Senior-level employees monitor the progress and abilities of each respective team member and in-house training sessions are conducted periodically to update knowledge and skills across all staff levels. Company evaluations are administered from time to time, and tasks are assigned accordingly.

Employees attend training programs, new technology courses, and/or workshops based on their areas of specialty to stay up to date with industry innovations, advances in technology and regulatory changes.

BJAAM and members of our staff have obtained the following certifications and professional licenses:

- 40-hour OSHA HAZWOPER Training: All Technical Field Staff;
- American Petroleum Institute Worksafe Training: All Technical Field Staff;
- Certified Professional: Ohio Environmental Protection Agency;
- Certified Professional Geologist: American Institute of Professional Geologists;
- Licensed Professional Geologist: State of Indiana;
- Licensed Professional Geologist: Commonwealth of Kentucky;
- Licensed Professional Geologist: Commonwealth of Pennsylvania;
- Licensed Remediation Specialist: West Virginia Department of Environmental Protection;
- Certified Underground Storage Tank Installer: Ohio Department of Commerce;
- 30-hour OSHA Construction Training;
- 10-hour OSHA Construction Training;
- Asbestos Hazard Evaluation Specialist: Ohio Environmental Protection Agency;
- Licensed Contractor: State of West Virginia;
- Licensed Water Well Driller: Indiana Department of Natural Resources;
- Licensed Water Well Driller: Pennsylvania Department of Conservation and Natural Resources;
- Certified Monitoring Well Driller: West Virginia Department of Environmental Protection;
- Vapor Intrusion/Soil Gas Sampling Training: Ohio Environmental Protection Agency;
- ASTM E1793 Risk-Based Corrective Action at Petroleum Release Sites Certification;
- ASTM E1527 Phase I Environmental Site Assessment Certification;
- ASTM E1903 Phase II Environmental Site Assessment Certification; and
- Waste Management U Certification for Landfill Gas Technicians.

QUALITY, SAFETY, AND RESPONSIBILITY

BJAAM strives to provide the highest quality service to our clients while maintaining a safe and efficient work environment. All field activities are conducted according to BJAAM's Standard Field Operating Procedures, in conjunction with the most recently published regulatory technical guidance and standard industry practices.

Collected samples are submitted only to laboratories that maintain the pertinent certifications and accreditations required by the applicable regulatory program for each project. This ensures that the associated analytical data is accurate, reproducible, and verifiable. In order to provide the best pricing and service to our clients, BJAAM maintains relationships with several accredited laboratories which are capable of providing sample analyses for the wide range of regulatory programs across our area of service.

BJAAM is a licensed contractor in the State of West Virginia and a registered contractor in numerous municipalities throughout our service area. Copies of specific licenses or registration certificates may be provided upon request.

BJAAM has not had an OSHA reportable accident/injury since 2013. Some of the steps in maintaining our ongoing focus on safety include:

- 40-hour OSHA HAZWOPER Training for all applicable staff;
- Site Health and Safety Plans for all field work;
- Strict adherence to utility notification, utility clearing (hand auger and/or air knife and vacuum excavation), and site inspection protocols prior to completing subsurface work; and
- Annual Drug-Free Workplace training for all employees.

BJAAM maintains insurance for several areas of potential liability. Copies of certificates of coverage are available upon request. Liability insurance coverage includes:

- General Commercial - $ 2,000,000;
- Automobile - $1,000,000;
- Umbrella Coverage - $9,000,000;
- Workers Compensation and Employer's Liability - $1,000,000; and
- Contractor's Liability - $2,000,000.

OUR TEAM

BJAAM
Environmental, Inc.

OUR TEAM

EXECUTIVE LEADERSHIP

BROWNFIELDS SERVICES

UNDERGROUND STORAGE TANK SERVICES

REMEDIATION SERVICES

ENVIRONMENTAL FIELD SERVICES

FINANCIAL SERVICES AND BUSINESS DEVELOPMENT

EXECUTIVE LEADERSHIP

CHIEF EXECUTIVE OFFICER/PRESIDENT

Troy Schultz

Ohio EPA Certified Professional, Certified Professional Geologist

Mr. Schultz specializes in the development of screening levels and site-specific remediation goals and has served on several rules committees for the Ohio EPA Voluntary Action Program (Rule 08, 09), and also for Ohio BUSTR.

In 2002, he was sanctioned by the American Society for Testing and Materials to instruct courses on Risk-Based Corrective Actions. He has also been a frequent guest speaker at the well-known National Ground Water Association PC Applications course with Robert Cleary and, has provided expert witness reports and testimony regarding remediation costs and environmental risk. Mr. Schultz has also given numerous lectures to, and on behalf of, government entities regarding the use implementation of risk-based decision making (e.g., Czech Republic, Argentina, Brazil, Puerto Rico, Chile, South Africa, etc.).

QUALIFICATIONS

BS, Geology
Joined BJAAM in 1994
Started in Industry in 1989

EXPERTISE

- Business Development
- Project Management
- Human Health and Risk Assessment
- Fate and Transport Modeling

CHIEF OPERATING OFFICER/EXECUTIVE VICE PRESIDENT/PRINCIPAL

Jeffrey Myers

Certified Professional Geologist

Mr. Myers is an American Institute of Professional Geologists Certified Professional Geologist that is responsible for business development, contract negotiations, supervision of employees, and oversight of all aspects of BJAAM's daily operations. Mr. Myers possesses expertise in projects regulated by the U.S. EPA, Ohio EPA, Ohio BUSTR, West Virginia DEP, Pennsylvania DEP, and Kentucky DEP. Mr. Myers is also currently accountable for marketing strategies related to major oil underground storage tank related corrective action facilities within Ohio, Indiana, Kentucky, Pennsylvania, and West Virginia. This responsibility entails the composition of service agreements for scopes of work, and the oversight of multifaceted projects.

QUALIFICATIONS

BS, Geology
Joined BJAAM in 1998
Started in Industry in 1996

EXPERTISE

- U.S. EPA Regulations
- Ohio EPA Regulations
- Ohio BUSTR Regulations
- Ohio PUSTRCB Regulations
- Emergency Response
- Project Management
- Marketing
- Contract Negotiations

EXECUTIVE LEADERSHIP

VICE PRESIDENT/PRINCIPAL/DIRECTOR OF UST SERVICES

Jason Grecco

Certified Professional Geologist, Licensed Remediation Specialist

Mr. Grecco brings a wealth of experience as a consultant in the private practice of risk assessment and environmental consulting. As Director of UST Services, Mr. Grecco is responsible for overseeing several Project Managers and Environmental Scientists in the complete management of numerous projects regulated by Ohio BUSTR, Ohio EPA, West Virginia DEP and Indiana DEM. He is also responsible for interaction with state regulatory agencies for the review and implementation of Remedial Action Plans and corrective actions in addition to the development of service agreements, scopes of work, and project oversight. Mr. Grecco is currently accountable for marketing strategies for all UST related corrective action facilities.

QUALIFICATIONS

BS, Geology
Joined BJAAM in 1997
Started in Industry in 1996

EXPERTISE

- Ohio BUSTR Regulations
- Ohio PUSTRCB Regulations
- West Virginia DEP Regulations
- Project Management
- Marketing
- Remediation

VICE PRESIDENT/PRINCIPAL/DIRECTOR OF BROWNFIELDS SERVICES

Zachary Pierce

Ohio EPA Certified Professional

As Director of Brownfields Services at BJAAM, Mr. Pierce specializes in leveraging state and federal funding sources to remediate and redevelop blighted brownfields properties. Mr. Pierce and the BJAAM brownfields team have successfully procured tens of millions of dollars for the benefit of local communities and private end users alike. The funding and subsequent remediation and redevelopment of these brownfields properties removes the blighted eye sore, creates jobs and in some cases valuable green space recreation areas for communities; thus increasing the local tax base.

QUALIFICATIONS

BS, Environmental and Hazardous Materials Management, Compliance Emphasis
Joined BJAAM in 2005
Started in Industry in 1999

EXPERTISE

- Business Development
- Brownfields Reuse and Redevelopment
- Ohio EPA Regulations
- Grant Procurement
- Remediation
- Assessment

PROJECT MANAGER/RISK ASSESSOR/ENVIRONMENTAL SCIENTIST IV

Jay Dahl

Mr. Dahl has extensive experience in the environmental consulting industry. Specializing in work related to the Ohio Voluntary Action Program, Mr. Dahl works with clients to obtain No Further Action status and/or Covenants Not to Sue from the Ohio EPA. Mr. Dahl has successfully completed numerous projects through the Ohio Voluntary Action Program. By utilizing industry standard risk assessment tools and software, Mr. Dahl is able to reduce cleanup costs for the property owner, provide mitigation measures to address elevated risks, and transform brownfields into marketable properties for future end users.

QUALIFICATIONS

MS, Environmental Health and Engineering
BS, Environmental Science
Joined BJAAM in 2005
Started in Industry in 2005

EXPERTISE

- Ohio EPA Regulations
- Risk Assessment
- Project Management
- Computer Modeling
- Remediation
- Environmental Due Diligence

PROJECT MANAGER

Scott Houston

Mr. Houston specializes in brownfields projects being evaluated under the Ohio EPA Voluntary Action Program. He has successfully completed numerous projects through the Voluntary Action Program and has managed hundreds of due diligence Phase I and Phase II Environmental Site Assessments for all types of real property, servicing dozens of diverse funding institutions, and real estate investors in Ohio, Indiana, West Virginia, and Pennsylvania.

QUALIFICATIONS

BS, Geology
Joined BJAAM in 2007
Started in Industry in 2007

EXPERTISE

- Project Management
- Brownfields Assessment and Redevelopment
- Environmental Due Diligence
- Ohio EPA Regulations
- Remediation
- Asbestos Hazard Evaluation

ENVIRONMENTAL SCIENTIST II

Sadie Robinson

Ms. Robinson is a graduate of the Kent State University's Geology Program and joined BJAAM as an Executive/Marketing Assistant and Environmental Scientist in 2018. She now focuses on brownfields services; assisting project managers in completing due diligence work and report writing for Phase I and Phase II Environmental Site Assessments. Her work tasks include contract proposal generation, site reconnaissance and report writing relating to environmental due diligence.

QUALIFICATIONS

BS, Geology
Joined BJAAM in 2018
Started in Industry in 2018

EXPERTISE

- Field Geology
- Report Writing
- Environmental Due Diligence
- Project Management
- Marketing

ENVIRONMENTAL SCIENTIST II

Derek Border

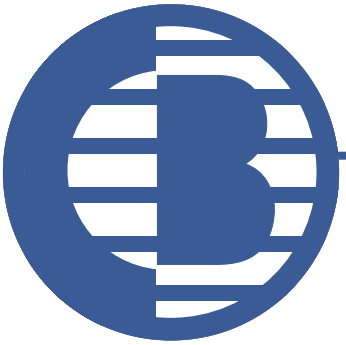
Mr. Border joined BJAAM as a Field Geologist in 2020. He is now working as an Environmental Scientist in our Brownfields Services group, assisting with the completion of environmental due diligence for Phase I Environmental Site Assessments and field work on projects being evaluated through the Ohio EPA Voluntary Action Program.

QUALIFICATIONS

BS, Geology
Joined BJAAM in 2020
Started in Industry in 2020

EXPERTISE

- Field Geology
- Report Writing
- Vapor Assessments
- Remediation



SENIOR PROJECT MANAGER/RISK ASSESSOR

Brian Mitchell

Licensed Professional Geologist

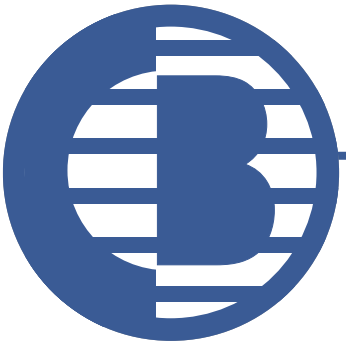
Mr. Mitchell performs risk assessment investigations associated with hydrocarbon releases at current and former petroleum fueling sites for multiple clients. His knowledge and experience with interdisciplinary fields of geology are not only utilized to interpret collected field data and laboratory analytical results, but they serve as the scientific basis for recommending courses of corrective action. Tasks customarily completed include: field personnel oversight, performance of dynamic fate and transport modeling, development of soil and groundwater management plans, emergency response activities, sample collections during the removal of UST systems and preparation of Remedial Action Plans. Additionally, report generation and discussion of investigative results with clients and regulatory agencies are routinely performed.

QUALIFICATIONS

MS, Geology
BS, Geology
Joined BJAAM in 2005
Started in Industry in 2005

EXPERTISE

- Ohio BUSTR Regulations
- Pennsylvania DEP Regulations
- Risk Assessment
- Fate and Transport Modeling
- Ohio EPA Regulations
- Remediation



DIRECTOR OF EMERGENCY SERVICES/PROJECT MANAGER/RISK ASSESSOR

Rob Sharrow

Licensed Professional Geologist, Certified Monitoring Well Driller

Mr. Sharrow's primary areas of specialization are risk-based corrective action at petroleum-impacted sites and fate and transport modeling of chemicals of concern in environmental media. He is skilled in the planning, management and execution of corrective action and risk assessment at leaking UST sites in Ohio and Pennsylvania. His regular tasks include analytical modeling, site characterization, risk assessment, development of site-specific cleanup levels, coordination and execution of UST system closures and source area excavations, preparation of soil and groundwater management plans and generation of Remedial Action Plans.

As the Director of Emergency Services for BJAAM, Mr. Sharrow is experienced in immediate spill response with regard to petroleum products which have been released to the environment. His duties include spill reporting, response oversight, maintenance of critical capabilities, personnel management and interaction with regulators and first responders.

QUALIFICATIONS

BS, Environmental Science-Geology
Joined BJAAM in 2002
Started in Industry in 2001

EXPERTISE

- Ohio BUSTR Regulations
- Pennsylvania DEP Regulations
- Risk Assessment
- Fate and Transport Modeling
- Emergency Response
- Remediation

ENVIRONMENTAL SCIENTIST II

Randy Sharrow

As an Environmental Scientist, Mr. Sharrow serves as support staff for BJAAM's UST Group for large independent and major oil company accounts. Working primarily with petroleum impacted sites that are under the jurisdiction of the Ohio BUSTR and Pennsylvania DEP, his responsibilities include: project management, creation of internal work orders, obtaining permits and access agreements, field work, and report writing.

QUALIFICATIONS

BS, Biology
Joined BJAAM in 2016
Started in Industry in 2016

EXPERTISE

- Ohio BUSTR Regulations
- Permitting
- Property Access
- Report Writing

PROJECT MANAGER/RISK ASSESSOR

Matt Miller

Focusing primarily on leaking UST projects, Mr. Miller guides projects toward No Further Action status in programs administered by the Ohio BUSTR and West Virginia DEP. Mr. Miller utilizes modeling and risk assessment tools to demonstrate the practical risk of impacts to human health and the environment. In doing so, he is able to reduce cleanup costs by recommending and overseeing mitigation measures for only those impacts that have proven to pose unacceptable risks.

QUALIFICATIONS

MS, Geology
BS, Geology
Joined BJAAM in 2003
Started in Industry in 2003

EXPERTISE

- Ohio BUSTR Regulations
- West Virginia DEP Regulations
- Risk Assessment
- Fate and Transport Modeling
- Remediation

PROJECT MANAGER/RISK ASSESSOR

Jeannine Embree

Licensed Professional Geologist

Ms. Embree's work experience in the environmental consulting industry is primarily focused on aiding site owners in maintaining Indiana and Ohio regulatory compliance, reimbursement fund eligibility and obtaining No Further Action status for releases. Specializing in groundwater fate and transport modeling, Ms. Embree utilizes knowledge obtained while earning her Bachelor's degree in Geology and Master's degree in Hydrogeology, to assess each site for potential risk to the public and environment. Site-specific target levels can then be derived; reducing both the time and costs associated with clean up.

QUALIFICATIONS

MS, Hydrogeology
BS, Geology
Joined BJAAM in 2008
Started in Industry in 2000

EXPERTISE

- Ohio BUSTR Regulations
- Indiana DEM Regulations
- Risk Assessment
- Groundwater Modeling
- Hydrogeology
- Environmental Hydrogeochemistry

PROJECT MANAGER/RISK ASSESSOR

Andrew Opsitnick

Mr. Opsitnick is experienced in the scoping, management and oversight of UST corrective action sites under the jurisdiction of the Ohio BUSTR. This experience allows him to oversee a project from tank closure through No Further Action status in a timely and cost-effective manner.

QUALIFICATIONS

BS, Geology
Rejoined BJAAM in 2018
Started in Industry in 2010

EXPERTISE

- Ohio BUSTR Regulations
- Report Writing
- UST System Closures
- Field Geology

ENVIRONMENTAL SCIENTIST II/ADMINISTRATIVE ASSISTANT

Megan French

Ms. French specializes in work related to the Ohio BUSTR and the Abandoned Gas Station Cleanup Grant program. Ms. French has successfully assisted numerous projects to obtain No Further Action status. Along with assisting and managing projects, Ms. French assists BJAAM's Executive Leadership with marketing, budget creation, management and grant writing.

QUALIFICATIONS

BS, Environmental Science
Joined BJAAM in 2012
Started in Industry in 2012

EXPERTISE

- Ohio BUSTR Regulations
- Project Management
- Budget Management
- Grant Writing
- Marketing

REMEDIATION SERVICES

DIRECTOR OF REMEDIATION SERVICES/SENIOR PROJECT MANAGER

Justin Wilde

Mr. Wilde began his career at BJAAM in 2006 as an Environmental Field/Remediation Technician. Mr. Wilde currently manages BJAAM's Remediation Services Group, which implements remedial actions in Ohio and West Virginia in accordance with the Ohio BUSTR and West Virginia DEP, respectively. Mr. Wilde has successfully implemented a wide variety of technologies at petroleum release sites to attain remedial goals and ultimately No Further Action status.

QUALIFICATIONS

BS, Environmental Science
AS, Associate of Science
Joined BJAAM in 2006
Started in Industry in 2006

EXPERTISE

- Ohio BUSTR Regulations
- Ohio PUSTRCB Regulations
- Project Management
- Remediation
- Remediation System Design, Installation and Operation

LANDFILL SERVICES SPECIALIST/PROJECT MANAGER

Jeff Holub

Mr. Holub specializes in work related to remediation operations and management at sites under the jurisdiction of the Ohio BUSTR, and in landfill gas operations and management. Mr. Holub has performed various operations, maintenance and management roles at over 30 landfills throughout the midwest United States including at some of the most challenging sites such as Countywide Landfill in Ohio, Bridgeton Landfill in Missouri, and Carleton Farms Landfill in Michigan.

Mr. Holub has trained dozens of landfill gas technicians, remediation technicians and project managers during his years in the environmental industry. He thinks outside the box and is always looking for new technological advances to be utilized within the industry.

QUALIFICATIONS

BS, Geology
Rejoined BJAAM in 2017
Started in Industry in 2002

EXPERTISE

- Ohio BUSTR Regulations
- Project Management
- Landfill Gas Operations
- Remediation
- Report Writing

PROJECT MANAGER

Casey Reinmann

As a member of BJAAM's Remediation Services Group, Ms. Reinmann completes field activities, permitting, report writing and agency correspondence to maintain UST site compliance with Ohio BUSTR. She also manages site budgets, expenses and agency correspondence to maintain project eligibility under the Ohio PUSTRCB.

QUALIFICATIONS

BS, Geology
Joined BJAAM in 2015
Started in Industry in 2014

EXPERTISE

- Ohio BUSTR Regulations
- Remediation
- Project and Budget Management
- Report Writing

DIRECTOR OF FIELD SERVICES AND SAFETY/SENIOR FIELD SCIENTIST

Randy Dykes

Asbestos Hazard Evaluation Specialist

Mr. Dykes' work experience in the environmental consulting industry primarily focuses on field geology and environmental sample collection. As a Field Geologist in his early career, his duties included the completion of borehole drilling, monitoring well installation, specialized sampling, and aquifer testing. In his role as Director of Field Services and Safety, Mr. Dykes manages BJAAM's field crews from drilling services to groundwater sampling and he is responsible for ensuring job safety and quality control standards, as well as technical personnel training and equipment and facilities maintenance. In addition, he provides asbestos management planning and building inspection services and emergency response support. Mr. Dykes' experience gives him expertise in managing all aspects of fieldwork, including multiple types of testing techniques, while prioritizing job safety and maximizing efficiency.

QUALIFICATIONS

AS, Environmental Health and Safety
Joined BJAAM in 2015
Started in Industry in 2015

EXPERTISE

- Ohio BUSTR Regulations
- Field Geology
- Health and Safety Regulations
- Logistics and Scheduling
- Facilites and Equipment Management
- Asbestos Hazard Evaluation
- Specialized Sampling Techniques

FINANCIAL SERVICES AND BUSINESS DEVELOPMENT

REIMBURSEMENT CLAIMS MANAGER/SENIOR ACCOUNTANT

Michael Baker

Mr. Baker is responsible for the preparation and management of UST corrective action reimbursement claims for BJAAM's clients across Indiana, Kentucky, Ohio, Pennsylvania, and West Virginia. He has extensive experience navigating the eligibility and reimbursement process associated with state and federal financial assurance funds as well as private pollution liability insurance policies. Additionally, Mr. Baker attends assurance fund meetings regularly to represent the interests of BJAAM and our clients.

QUALIFICATIONS

BS, Accounting
Joined BJAAM in 2003
Started in Industry in 1997

EXPERTISE

- Claim Preparation and Management
- Financial Assurance Fund Programs
- Cost Analysis, Forecasting and Recovery
- Financial Statement Preparation
- Corporate Accounting and Reporting
- Project and Expense Auditing

BUSINESS DEVELOPMENT MANAGER

Michael McCullough

Mr. McCullough plays a critical role in BJAAM's continued success and growth. His goal is to guide clients who find themselves in need of assistance through the complicated process of eliminating their environmental liabilities. By leveraging his background in UST system technologies and operation, he can customize solutions in a cooperative, cost-effective way to the satisfaction of both clients and regulators. Mr. McCullough earns new and repeat business by focusing on cost savings, efficiency, and honesty.

QUALIFICATIONS

BS, Industrial and Organizational Psychology
AS, Business Administration and Management
Joined BJAAM in 2021
Started in Industry in 2018

EXPERTISE

- Business Development
- Client Satisfaction
- Cost Estimation
- Proposals and Negotiation
- UST System Components
- Marketing

PROJECT PROFILES

BJAAM Environmental, Inc.

PROJECT PROFILES

OHIO VOLUNTARY ACTION PROGRAM

UST RELEASE CORRECTIVE ACTION

ABANDONED GAS STATION CLEANUP GRANT PROGRAM

BROWNFIELDS REMEDIATION AND REDEVELOPMENT

EMERGENCY RESPONSE

OTHER SERVICES

OHIO VOLUNTARY ACTION PROGRAM

BJAAM Environmental, Inc.

PHOTO CAPTION

The former Stewart Bros. Paint facility in Alliance, Ohio

FORMER STEWART BROTHERS

BJAAM worked with the City of Alliance and Greater Alliance Development Corporation to obtain close to $1,000,000 in grant funding for assessment and remediation of the site. The former industrial 6.5-acre property is located within a mixed-use area of Alliance, Ohio that consists of industrial, commercial, and residential properties. The southern portion of this property was occupied by Stewart Brothers Paint Company from 1926 through 2006, which manufactured finished paint using resins, pigments, additives and solvents. The northern portion of the property was occupied by Volcanic Heater, Inc. and Alliance Brass and Bronze Company from approximately 1916 through 2007. Volcanic Heater, Inc. built large thermal heaters for use in refinery tanks and barges, and the Alliance Brass and Bronze Company manufactured brass, bronze, aluminum, acid metal, and high-tensile and high-conductivity alloys. Due to the extent of historic operations and years of vacancy, the property became an eyesore and environmental hazard for the City of Alliance. The building was in disrepair and hundreds of abandoned drums and paint products created a health and environmental hazard for the community.

BJAAM professionals completed Voluntary Action Program Phase I and II Environmental Site Assessments, a Remedial Action Plan, a Risk Mitigation Plan to protect construction/excavation workers in direct contact with lead contaminated soils, and an Environmental Covenant. The Remedial Action Plan prepared by BJAAM was submitted to the Ohio Development Services Agency as part of the City's application for funding in March 2014. The City of Alliance was awarded $603,000 by the Clean Ohio Assistance Fund for regulated waste removal, asbestos abatement, demolition, and soil and groundwater remediation.

PROJECT CONTINUED ON NEXT PAGE

FORMER STEWART BROTHERS CONTINUED

Remediation activities were conducted for lead, arsenic, and volatile organic compound impacted soils. Approximately 1,366 tons of contaminated soil was removed and disposed from the property. These soil excavation areas were backfilled with clean fill material and rough graded. Groundwater remediation was also performed concurrently with soil excavating activities in February of 2016 based on elevated petroleum constituents in two former UST cavity areas. Oxygen releasing pellets were placed in the former UST cavity areas and provided a controlled oxygen release source for the enhanced bioremediation of petroleum hydrocarbons and other aerobically degradable compounds over a period of up to 12 months. A chemical oxidant was also added to the two excavations to destroy organic contaminants found in groundwater and to enhance the oxidative elimination of hydrocarbons.

The Voluntary Action Program No Further Action letter was issued in September 2018 by BJAAM and a Covenant Not to Sue was issued by the Director of the Ohio EPA in January of 2020.

OHIO VOLUNTARY ACTION PROGRAM

PHOTO CAPTION
Consolidated Electrical Distributors located in Cuyahoga Heights Business Park

CUYAHOGA HEIGHTS BUSINESS PARK

This 4-acre property was initially developed as a lumber yard with a 74,353 square foot building prior to 1913. The Agnell Nail and Chaplet Company occupied the property from at least 1913 to the 1980s, in which steel was galvanized and manufactured into nails and other products. Heat Seal/Ampak occupied the building from the 1980s through 2015 to produce heat-sealing machines, stainless steel tables, and fixtures for the food industry.

Four identified areas of concern on the property included the galvanized nail depository, former UST area, the existing onsite building, and groundwater. The impacted media in these identified areas included soil, groundwater, and soil gas. The property required a remedy to meet Voluntary Action Program Commercial/Industrial Generic Direct Contact Soil Standards based on concentrations of lead in soils of the galvanized nail depository area. The asphalt parking lot overlying this contaminated soil serves as an engineering control that prevents any direct contact exposure to subsurface soil and leaching from soil to groundwater, which is subject to operation and maintenance requirements. Based on concentrations of trichloroethylene identified within indoor air exceeding Ohio EPA Commercial Generic Indoor Air Standards, four sub-slab depressurization systems were installed on the southern portion of the onsite building with commercial grade blowers in March of 2016. These sub-slab depressurization systems act as an engineering control which mitigate indoor vapors arising from subsurface contamination. Additionally, indoor air sampling for volatile organic compounds is conducted annually to ensure the onsite commercial/industrial workers are protected.

BJAAM and Regenesis performed in-situ groundwater injections to promote reductive dichlorination in July of 2015 and October of 2016. Injections using PersulfOx® were used in the former UST area, and injections using 3D Microemulsion® and Bio-Dechlor Inoculum® Plus were used in the galvanized nail depository area. In accordance with Ohio Administrative Code 3745-300-10(E)(2) and an Environmental Covenant, a restriction was placed on the property to prohibit the use of groundwater for potable purposes and prohibit non-potable uses of groundwater except for monitoring and/or remediation. Activity and use limitations also restrict future land use to commercial/industrial purposes only. A building occupancy limitation was placed on construction of new buildings, current building expansion, and a subsurface structure prohibition as well. Lastly, a Risk Mitigation Plan was completed to protect construction and excavation workers site-wide against direct contact with lead and trichloroethylene contaminated soils. The Voluntary Action Program No Further Action letter was issued in June of 2019 by BJAAM and a Covenant Not to Sue was later issued by the Director of the Ohio EPA in October of 2019, which spurred the sale of the property. The property is currently utilized by an electrical supply distributor and plumbing supply company as a warehouse and office space.

OHIO VOLUNTARY ACTION PROGRAM

PHOTO CAPTION
Aerial photograph of 35-acre former unregulated and unlicensed landfill

BHB LAND COMPANY PROPERTY

The site is a 35-acre former unregulated and unlicensed landfill located ½-mile south of Interstate 76 in close proximity to the high school in Barberton, Ohio. No activity had occurred at the site for several decades until BJAAM performed a property transaction investigation in the late 1990s. Based on the results of the investigation, the potential purchaser did not acquire the property and it remained idle until an emergency removal of approximately 400 55-gallon drums occurred in 2003 under the supervision of the Ohio EPA. Due to the unknowns associated with the former landfilling operations at the site, remedial estimates ranged anywhere from $250,000 to over $1,000,000.

In 2006, BJAAM began negotiating with the site owner to remediate the property through the Ohio Voluntary Action Program. Due to possessing specialized knowledge of the site, its history, and the environmental conditions, BJAAM facilitated the transfer of the property in early 2008 from the owner to a third-party company specializing in brownfields redevelopments. A number of soil borings and groundwater monitoring wells were installed through various fill and native materials and chemicals of concern were detected in soil and groundwater. A Property Specific Risk Assessment was conducted to evaluate chemical concentrations relative to applicable exposure pathways. Comparison of the levels of chemicals of concern in various environmental media, in conjunction with modeling results, indicated that applicable standards were not exceeded. Due to its location and freeway access, remediation of the site through the Ohio Voluntary Action Program was planned to facilitate development for an economically viable beneficial reuse, generating millions of dollars for the local economy. Remediation commenced in early 2008 and the Certified Professional issued a No Further Action letter in February of 2009.

The Covenant not to Sue was subsequently issued by the Director of the Ohio EPA in June of 2010. The final cost of the remediation through the Voluntary Action Program was approximately $175,000.

OHIO VOLUNTARY ACTION PROGRAM

PHOTO CAPTION
Former Midwest Rubber Reclamation facility, located in Barberton, Ohio

MIDWEST RUBBER

Due to the long environmental history of the property, the Ohio EPA had commenced enforcement proceedings against the landowner to force assessment and remediation of the site.

The Former Midwest Rubber Reclamation Facility is approximately 101 acres in size and located within the City of Barberton. BJAAM, working in conjunction with the confidential client and the Barberton City Development Corporation, completed a Voluntary Action Program Phase I Environmental Site Assessment and Sampling and Analysis Plan for the site to demonstrate the collective commitment to Ohio EPA to remediate and redevelop the site. Through these efforts, BJAAM, the Barberton City Development Corporation, and the site owner negotiated with the Ohio EPA and the Attorney General's office to allow remediation of the site through the Voluntary Action Program, in lieu of enforcement and remediation under the

supervision of the Ohio EPA. The Demonstration of Sufficient Evidence through the Voluntary Action Program was completed and approved by the Director of Ohio EPA in June of 2007. Remediation commenced in the summer of 2007 and was completed in February of 2009.

The No Further Action letter was issued by the Certified Professional in 2009 and submitted to Ohio EPA. A Covenant Not to Sue was approved by the Director of the Ohio EPA in August of 2011. BJAAM completed the site remediation for less than $500,000, and based on Ohio EPA estimates, saved the client and property owner well over $7,000,000.

UST RELEASE CORRECTIVE ACTION

BJAAM Environmental, Inc.

PHOTO CAPTION

Former Certified gas station in Medina, Ohio

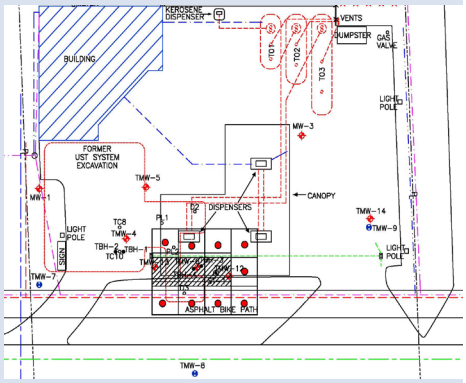
FORMER CERTIFIED, MEDINA, OHIO

BJAAM was contracted to continue corrective action at this operating gas station which had a documented release in 1997. Historical assessment activities had been completed under the BUSTR 1992, 2005 and 2012 corrective action rules over the subsequent years in response to concentrations of volatile organic compounds, semi-volatile organic compounds and total petroleum hydrocarbons in excess of action levels.

Through BJAAM's efforts in the Tier 1 phase, groundwater was assessed as non-drinking water by acquiring affidavits from surrounding landowners indicating that historical water wells were not known to exist on their properties. Site-specific target levels were then developed in the Tier 2 phase, and concentrations of all chemicals of concern in soil and groundwater were determined to be acceptable, with the exception of total petroleum hydrocarbons.

As a result, additional risk assessment was proposed as a Tier 3 Evaluation and additional soil sampling was completed. Using the acquired data, the 95% Upper Confidence Limit was derived for comparison to the action level for total petroleum hydrocarbons. When the Upper Confidence Limit was determined to exceed the action level, a Supplemental Tier 3 Evaluation was proposed to evaluate total petroleum hydrocarbons using surrogate chemicals.

Soil samples in the area of concern were collected and analyzed for surrogate chemicals for comparison to calculated site-specific target levels. As a result of this effort, it was demonstrated that the surrogate constituents did not exceed allowable levels and total petroleum hydrocarbons at the site did not pose an unacceptable risk to human health and the environment. Through risk assessment, the need for costly and intrusive soil remediation activities in the vicinity of sensitive UST system components and utilities was avoided. Based on BJAAM's work, the release received No Further Action status in 2022.



UST RELEASE CORRECTIVE ACTION

PHOTO CAPTION
BellStores fuel station and convenience store in Wooster, Ohio

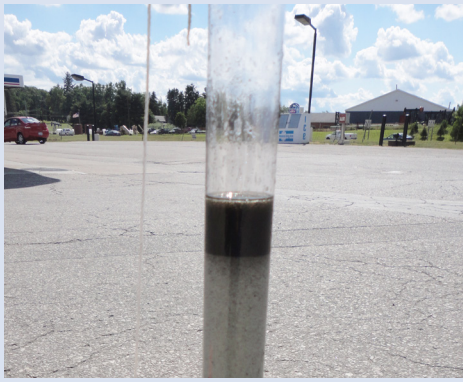
BELLSTORES, WOOSTER, OHIO

Investigation of an unusual operating condition involving the site UST system resulted in the discovery of a piping release. Free product was observed to be present in the environment and BJAAM implemented a recovery program as an immediate corrective action. A closure assessment was completed to document soil sampling, piping repairs, and tightness testing results.

BJAAM initiated Tier 1 activities in accordance with the applicable BUSTR corrective action rules to evaluate the source area and delineate contamination. Several soil borings and monitoring wells were installed and soil and groundwater samples were collected. In addition, private drinking water wells at the adjoining properties were sampled. Laboratory analysis of the collected samples indicated that all soil and groundwater contaminants were confined to the site property.

Free product at the site was successfully eliminated via a combination of manual bailing and vacuum recovery. The Tier 2 phase of corrective action included the installation of additional soil borings and monitoring wells to further characterize the contaminant plume. Risk assessment activities utilized a residential exposure scenario based upon the surrounding property use. Upon completion, BJAAM concluded that contaminants were present in excess of soil and groundwater site-specific target levels and fate and transport model calibration was proposed to refine the risk assessment.

Following receipt of plan approval from the BUSTR and cost-preapproval from the state financial assurance fund, the fate and transport models were calibrated using chemical-specific half-lives calculated for each contaminant of concern and site-specific aquifer and soil properties. As a result, refined risk assessment determined that groundwater contaminants did not pose a significant risk to human health or the environment. These conclusions were then validated by comparing model predicted concentrations to actual concentrations observed as a result of groundwater sample analyses.



With BUSTR approval, an Environmental Covenant was subsequently filed with the county recorder to prohibit residential property use. As a result, risk associated with the remaining soil contaminants was demonstrated to be within allowable limits for non-residential use. The release was granted No Further Action status by the BUSTR in 2023. BJAAM was able to fine tune the risk assessment approach to achieve regulatory closure and avoid costly and time-consuming remediation.

UST RELEASE CORRECTIVE ACTION

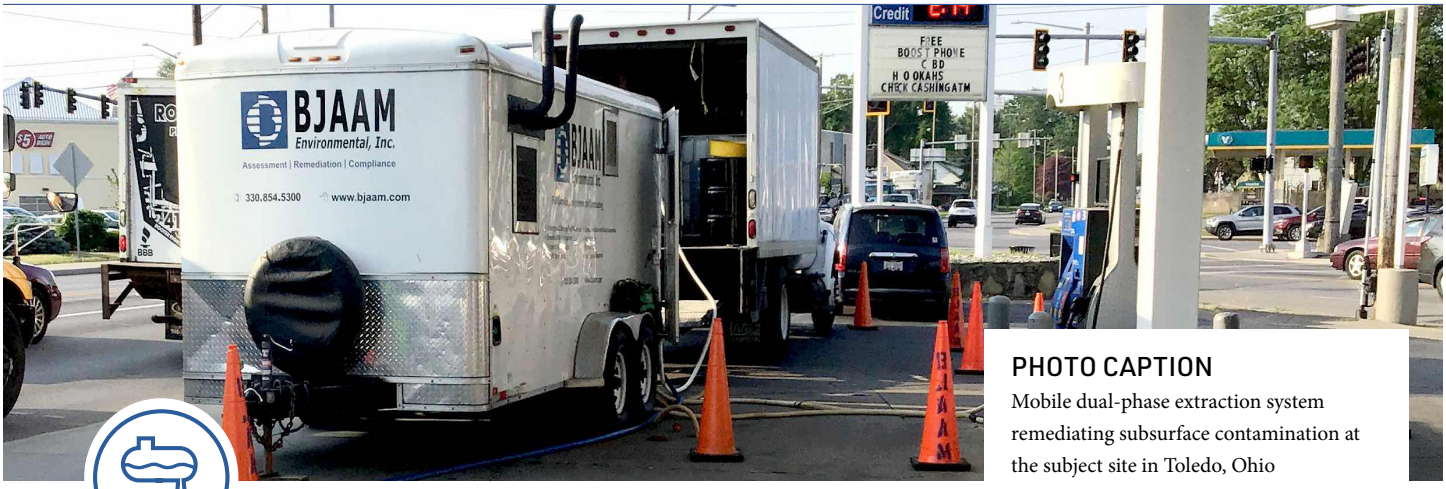


PHOTO CAPTION

Mobile dual-phase extraction system remediating subsurface contamination at the subject site in Toledo, Ohio

SPIRIT PETROLEUM, TOLEDO, OHIO

BJAAM initiated corrective action activities at the subject site in response to a gasoline release from a dispenser in 2018. The BUSTR Tier 1 process involved the installation of several monitoring wells, and the collection and analysis of associated soil and groundwater samples. During groundwater monitoring, free product was discovered in several monitoring wells and a recovery program was initiated using a combination of manual bailing and vacuum extraction. The extent of contamination was delineated by installing additional monitoring wells offsite, and further evaluation was recommended due to elevated concentrations of benzene and other chemicals of concern in soil and groundwater in excess of applicable action levels.

Risk assessment completed as part of the subsequent Tier 2 phase was based upon non-residential use of the site and surrounding area, sandy soil, and an evaluation of groundwater as non-drinking water. This approach included the development of site-specific target levels for the applicable soil and groundwater exposure pathways, which established more favorable cleanup levels that remained protective of human health and the environment. It was ultimately concluded that soil contamination remained in excess of the target levels in the source area and remediation was recommended.

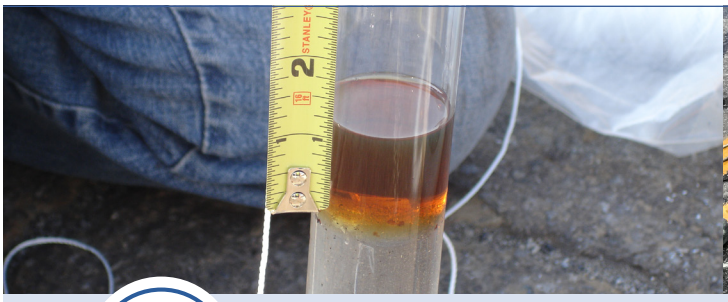
A Remedial Action Plan was developed and subsequently approved by the BUSTR in 2020, which proposed the completion of monthly dual-phase extraction events to remove soil vapor, groundwater, and free product from the remaining area of concern. Estimated costs were submitted to the state financial assurance fund for prior approval to maximize the client's potential reimbursement. Several soil vapor extraction wells were installed at the site and remediation activities were initiated. BJAAM utilized a diesel fuel powered dual-phase extraction trailer, which allowed for remediation activity completion without intrusive trenching and business interference. Recovered wastewater was treated and discharged to the City of Toledo sanitary sewer under permit. Routine discharge sampling was completed to ensure that chemical concentrations did not exceed permitted limits. Recovered soil vapor was treated and discharged to outdoor air, and collected free product was containerized for eventual offsite disposal.

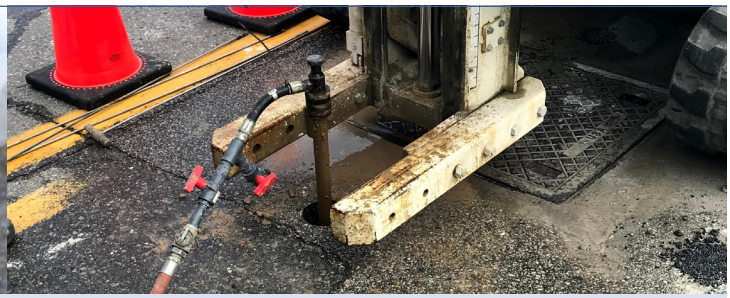
Upon the conclusion of remediation activities, confirmatory soil sampling demonstrated that concentrations of all chemicals of concern had been reduced to levels that were no longer in excess of the site-specific target levels. Over 175 gallons of free product were removed from the environment during the course of corrective action. The BUSTR subsequently granted No Further Action status for the release in 2023. BJAAM's efficient characterization and remediation of the release resulted in successful regulatory closure for our client in an expedient and cost-effective manner.

UST RELEASE CORRECTIVE ACTION

STOP AND GO, OREGON, OHIO

A fuel release was discovered at the site when contaminated soil was found during dispenser upgrades in 2018 and BJAAM was subsequently contracted to complete the BUSTR corrective actions process. Several groundwater monitoring wells were installed on the site and in an adjoining roadway for source investigation and delineation as part of the Tier 1 phase. An Environmental Covenant was utilized to limit property use and allow for Tier 2 risk assessment to demonstrate that contaminant levels in groundwater and most of the soil were below site-specific standards. Remediation by source area removal was proposed to eliminate the isolated area of soil contamination that exceeded standards. Soil in the area of concern was later excavated and transported to a nearby landfill for disposal. Confirmatory sampling showed that remaining soil contaminants did not exceed allowable standards and the release was granted No Further Action status in 2022. BJAAM's risk-based decision making saved the client thousands of dollars in potential remediation costs.





FORMER CLARK, WEIRTON, WEST VIRGINIA

The subject release originated from a corroded UST in 1994 and underwent years of assessment and remedial action before BJAAM was contracted to achieve regulatory closure.

BJAAM implemented several targeted remediation approaches in response to extensive soil and groundwater contamination with the approval of the West Virginia DEP. To shrink the contaminant plume, a dual-phase extraction system was installed to continuously recover and treat groundwater. Free product at the site was eliminated through a combination of manual bailing and vacuum-enhanced recovery. Severely contaminated soil was excavated and transported to a nearby landfill for disposal. Remaining contamination is being treated using in-situ chemical oxidation and hydrocarbon adsorption. These technologies have achieved significant reductions of contaminant concentrations and are on track to eliminate all soil and groundwater concerns associated with the release. Our innovative approach to remediation has put No Further Action status for the release within reach.

UST RELEASE CORRECTIVE ACTION

BJAAM Environmental, Inc.

PHOTO CAPTION

Former Easy Trip station in Natrona Heights, Pennsylvania.

FORMER EASY TRIP, NATRONA HEIGHTS, PENNSYLVANIA

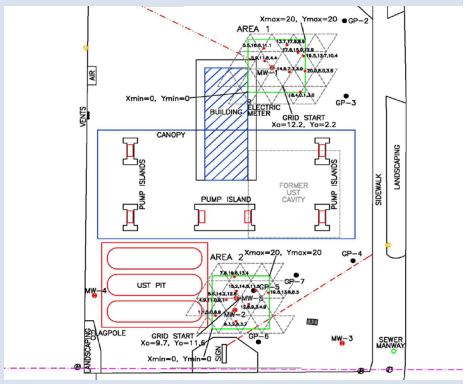
A release was discovered at the site as a result of environmental due diligence sampling in 2007. After several years of assessment and remediation by several consultants, soil and groundwater at the site remained contaminated in excess of standards and BJAAM was contracted to take over and complete the remediation process.

Monthly vacuum enhanced recovery in combination with natural attenuation was utilized to remediate soil and groundwater impact in the identified areas of concern. Remediation activities continued until quarterly groundwater monitoring indicated that contaminant concentrations had been reduced to acceptable levels. Remediation was discontinued and a plan for the demonstration of attainment was approved by the Pennsylvania DEP.

Systematic random sampling was proposed and a diamond-cell grid was generated over each area of soil contamination based on site-specific variables. Randomized boring locations were then plotted at corresponding locations across the grid. Due to the proximity of several randomized borings to UST infrastructure, a geophysical survey was completed to identify buried line locations before drilling. The soil borings were advanced in the required locations and samples were collected at specified random depths. Laboratory analysis of the collected soil samples indicated that contaminants were present to a limited extent, but concentrations were compliant with the 75%/10x rule for statistical demonstration of attainment.

Required quarterly groundwater sampling continued from the time active remediation was discontinued until eight quarters of continuous data were acquired. Analytical data over the period showed that contaminant levels were compliant with the 75%/10x statistical rule and concentration trends were stable to decreasing.

As a result of BJAAM's efforts, Relief of Liability for the release was granted by the Pennsylvania DEP in 2023.



ABANDONED GAS STATION CLEANUP GRANT PROGRAM

BJAAM Environmental, Inc.

BEFORE

AFTER

FORMER SINCLAIR STATION, CLEVELAND, OHIO

Vacant since 1974, the subject property was originally developed in the 1950s as a retail fuel sales and automotive service station. During preliminary site evaluation, two 7,000-gallon USTs were found to still be present at the site. Shortly prior to the development of the Abandoned Gas Station Cleanup Grant program, BJAAM completed the UST removal for the Westown Community Development Corporation. Then pairing with the City of Cleveland, the site received an Abandoned Gas Station grant to address the remaining BUSTR corrective actions associated with the documented release.

The release was granted No Further Action status by the BUSTR in December of 2016. In October of 2017, the first free standing Dollar Tree in the City of Cleveland celebrated its grand opening. This was the first site in the Abandoned Gas Station Cleanup Grant program to be fully redeveloped.

FORMER GASOLINE STATION, COLUMBUS, OHIO

This property was used as an automotive service and fueling station from the late 1930s to 1979 before being abandoned. Subsequent environmental due diligence investigations determined that soil contamination and free product were present, and the property was acquired by the Central Ohio Community Improvement Corporation with the goal of rehabilitating the property for the public benefit. An Abandoned Gas Station Cleanup Grant was awarded with BJAAM's assistance, and several historically closed-in-place USTs and vent lines were removed. Sources of soil contamination at the property were excavated following the completion of the BUSTR's Tier 1 phase of corrective action.

Remediation of the remaining groundwater impact is currently in progress using an injected adsorption and bioremediation product. Once chemical concentrations in groundwater are reduced to acceptable levels, No Further Action status will be requested for the release and the property will be one step closer to again being utilized for a beneficial purpose.

ABANDONED GAS STATION CLEANUP GRANT PROGRAM

BJAAM Environmental, Inc.

PHOTO CAPTION

Location of former gas station in Tallmadge, Ohio

FORMER GASOLINE STATION, TALLMADGE, OHIO

Over the past 22 years, the City of Tallmadge has had an ideal development vision for their community. In order to assist in this development, the City of Tallmadge would like to improve the traffic flow at the three-road intersection of Southeast Avenue, Eastwood Avenue, and Munroe Road by constructing a roundabout. In January of 2007, the City of Tallmadge acquired the property on the southeast corner of this busy intersection for this purpose; however, environmental concerns at the property have held up traffic reconfiguration.

First developed in the 1940s as a gasoline filling and service station, the property later served as an automotive repair shop, automotive detailing shop, then a grocery store. Environmental due diligence identified an environmental concern related to the former USTs at the site. The City of Tallmadge acquired the property, razed the buildings, and converted the property into a green space until the environmental concern was addressed, and traffic reconfiguration can occur.

In 2014, the Northeast Ohio Four County Regional Planning and Development Organization submitted an eligibility determination to the U.S. EPA to consider the property for assessment funding under its Community-Wide Brownfields Assessment Grant program. Ultimately, a grant was not awarded due to limited assessment funds and the prioritization of other petroleum brownfields projects.

For the next several years, the City of Tallmadge and BJAAM worked toward remediating and redeveloping this site through funding provided by Abandoned Gas Station Cleanup Grants available through the Ohio Development Services Agency. In October of 2016, an Abandoned Gas Station Fast Track grant was awarded to the City. A subsequent ground penetrating radar survey identified one UST on the property near Eastwood Avenue. The storage tank was removed, and several soil borings and monitoring wells were installed to assess soil and groundwater conditions.

With soil concentrations in excess of the BUSTR action levels, the City was awarded an Abandoned Gas Station Cleanup/Remediation grant in June of 2018. Approximately 813 cubic yards of contaminated soil were subsequently excavated and disposed of at a licensed facility. Soil and groundwater sampling following the excavation indicated that concentrations of chemicals of concern were below action levels and the release was granted No Further Action status by the BUSTR in February of 2019.

Through BJAAM's efforts, the environmental concerns at the property have been addressed and the City of Tallmadge can now proceed with its plans to secure funding for road construction that will provide opportunities for new neighborhood commercial development.

ABANDONED GAS STATION CLEANUP GRANT PROGRAM

BJAAM Environmental, Inc.


BEFORE


AFTER

FORMER DAKDOUKS, FREMONT, OHIO

Since 1969, the Former Dakdouks Beverage and Deli, Inc. was used as a gasoline sales and service station until its closure in May of 2015. Prior to remediation activities taking place, an abandoned gas station building, canopy, fuel dispensers, and two USTs were located on the property. With BJAAM's assistance, the Sandusky County Land Reutilization Corporation was awarded an Abandoned Gas Station Assessment/Corrective Action grant in June of 2018.

In October of 2018, BJAAM completed station demolition and UST system removal activities. Laboratory analysis of soil samples collected during the UST system removal indicated that all chemicals of concern were below action levels, and the release was granted No Further Action status by the BUSTR in January of 2019.

The property was subsequently purchased and redeveloped as a drive-through coffee shop which opened for business in September of 2022.

FORMER STARFIRE EXPRESS, AKRON, OHIO

Since the 1970s, this facility served as a gasoline filling station until previous owners abandoned the business in 2009. Despite being vacant for ten years, the property still contained an abandoned retail building, canopy, several dispensers, and four out-of-service USTs. In February of 2019, the Summit County Land Reutilization Corporation was awarded an Abandoned Gas Station Assessment/Corrective Action grant to clean up the property.

The eligibility of the site to receive an Abandoned Gas Station grant was made possible with the help of BJAAM and the Summit County Land Reutilization Corporation, property owner and grant applicant. In June of 2019, BJAAM completed the demolition of onsite structures and the removal of the UST system.

The release was granted No Further Action status by the BUSTR in October of 2019.

PHOTO CAPTION
Property formerly known as Bedford I Landfill

GAHANNA LANDFILL

The property formerly known as the Bedford I Landfill is situated on two parcels of nearly 90 acres (65 acres within the waste limits). Bedford I operated from 1970 until 1995. The original Bedford I permit allowed disposal of solid and semi-solid materials from industrial, commercial, agricultural, residential and demolition sources. The majority of the Bedford I waste fill area (47 acres) was closed under the 1976 Solid Waste Rules. The more recently landfilled area of Bedford I (18 acres) should have been closed under the 1990 rules as opposed to the 1976 rules but was never properly closed. Improper closure of the 18 acres and failure to properly upkeep the remaining 47 acres of the landfill contributed to environmental hazards at the site that increased the potential for release of hazardous substances. Groundwater sampling conducted between 1989 and 2005 revealed concentrations of heavy metals, inorganic constituents, and volatile organic compounds. Ponding of surface water, which contributes to leachate formation and outbreaks, was also a chronic problem at the site. Leachate samples contained significantly elevated concentrations of volatile organic compounds and heavy metals. In addition, heavy rains caused contaminated ponded water to be washed into unnamed tributaries of Big Walnut Creek.

Through a negotiated cap in liability from the Ohio EPA, the Central Ohio Community Improvement Corporation took ownership of the Bedford I Landfill in June of 2005 and shortly thereafter completed a Round 3 Clean Ohio Revitalization Fund grant application. The project was awarded $3,000,000 to implement the Ohio EPA approved Closure/Post Closure Plan.

BJAAM has completed a Rule 13 Application Submittal on behalf of the

PROJECT CONTINUED ON NEXT PAGE

GAHANNA LANDFILL CONTINUED

Central Ohio Community Improvement Corporation for the facility. The Rule 13 Application was prepared in accordance with the Ohio Administrative Code 3743-27-13, requiring authorization to engage in filling, grading, excavating, building, drilling, or mining on land where a hazardous waste or solid waste facility was operated. The scope of the request included authorization to construct a 9-hole golf course, driving range and pitch and putt course on the area. Associated activities included, but were not limited to the construction of: tees, greens, bunkers, landscape design, and the installation of utilities, including storm water management and irrigation systems within the limits of the property. As part of the development team, BJAAM personnel worked to secure additional financing and developed the contractor Request for Qualifications/Request for Proposals for the project. BJAAM personnel worked with the development team to evaluate the contractor submissions to ensure the firm with the best possible rates and with the necessary qualifications to complete the project was chosen.

All Clean Ohio Revitalization Fund requirements were met, the closure of the landfill is complete, and adjacent properties included in the grant application have been remediated through the Voluntary Action Program and the No Further Action letter has been completed and submitted to the Ohio EPA and the Ohio Department of Development.

Construction of a golf training and executive 9-hole course on the landfill was completed in 2011. The final development is anticipated to encompass over 191 acres and over 1,000,000 square feet of office space, representing a significant capital investment and an estimated 4,000 new jobs and accompanying tax revenue. This new investment and redevelopment includes nearly 100 adjacent acres where development was previously hindered by the landfill's status.

BROWNFIELDS REMEDIATION AND REDEVELOPMENT

BJAAM Environmental, Inc.

PHOTO CAPTION

Major rail siding located adjacent to the 35-acre former municipal landfill in Summit County

RIVERSIDE RAIL INDUSTRIAL PARK

The project is a 35-acre former municipal landfill located adjacent to a major rail siding in Summit County, Ohio.

BJAAM worked with the Barberton Community Development Corporation and the Summit County Port Authority to develop a Clean Ohio Assistance Fund Grant through the Ohio Department of Development to perform a Voluntary Action Program Phase II Environmental Site Assessment. BJAAM developed and assured the completion of the assistance fund grant application, project budget, Voluntary Action Program Phase I Environmental Site Assessment, and the Voluntary Action Program Sampling and Analysis Plan. Zach Pierce, BJAAM's Director of Brownfields Services served as the technical contact for Ohio Department of Development and Ohio EPA personnel regarding the grant application, technical updates on the project, project reporting, invoicing, and compliance with the project budget and Projected Assumption and Cost Estimate. A total of 88 soil samples were collected and analyzed for chemicals of concern from soil borings installed at the property. Thirty additional soil samples were collected for the purpose of data confirmation. Twelve monitoring wells were installed through landfill intervals using dual casing methodology to prevent cross contamination between native and non-native fill material and groundwater was evaluated for chemicals of concern. Sediment samples were collected from an onsite drainage swale traversing the northern portion of the property. A Property Specific Risk Assessment was conducted to evaluate direct contact to soils by commercial/industrial and construction/excavation workers, soil to groundwater leaching, soil and groundwater to indoor air, construction/excavation worker exposure to groundwater, and ecological receptors. The final project reports were completed and submitted to the Ohio EPA and the Ohio Department of Development in June of 2009.

Although the Voluntary Action Program Phase II Environmental Site Assessment was complete, some minor environmental impacts remained above the applicable standards. The Barberton Community Development Corporation contracted BJAAM to finish the project and issue a No Further Action letter, so the property could be marketed for reuse. The No Further Action letter, including the Voluntary Action Program Phase I and Phase II Environmental Site Assessments, and Risk Assessment was completed in April of 2011. The remediation of the site allowed for the creation of much-needed industrial development with access to heavy rail.

BROWNFIELDS REMEDIATION AND REDEVELOPMENT

BJAAM Environmental, Inc.

FORMER GE ELECTROMATERIALS

The Former GE ElectroMaterials Property began manufacturing operations in 1946, producing decorative plastic laminates, refrigerator door liners and laminated sheets, and rods and tubes for the electric industry. In 1955, the site became a primary producer of plastic- and copper-clad fiberglass laminates for printed circuit boards. SABIC IP bought the property from GE in 2004 and discontinued manufacturing operations. The site buildings were demolished and the former industrial site remained idle. After the Voluntary Action Program Phase I Environmental Site Assessment and subsequent Voluntary Action Program eligibility criteria were completed erroneously by the previous consultant, BJAAM coordinated with the U.S. EPA, Ohio EPA, Ohio Department of Development, Coshocton Port Authority and SABIC IP, on a rewrite of the Resource Conservation and Recovery Act Consent Order in order for the site to be eligible for state funding. Tract D of the Subject Property, a closed landfill at the southeastern portion of the site, was carved out of the Voluntary Action Program eligible property and addressed under Long-term Operations and Maintenance requirements. The U.S. EPA agreed to the Consent Order rewrite and $231,753.78 in Clean Ohio Assistance Fund monies were allocated to the project. The project was approved by the State of Ohio Controlling Board in October of 2011 and was awarded to BJAAM. The scope of the project included drilling 41 boreholes, as well as installing 13 groundwater monitoring wells. A total of 96 soil samples and 30 groundwater samples were collected for laboratory analysis. A No Further Action letter was issued by the Voluntary Action Program Certified Professional and a Covenant Not to Sue was issued by the Ohio EPA in November of 2015.

BROWNFIELDS REMEDIATION AND REDEVELOPMENT

BJAAM Environmental, Inc.

PHOTO CAPTION

17-acre project area formerly used for numerous industrial purposes dating back to the late 1800s

QUEENSGATE SOUTH DEVELOPMENT PROJECT

A Round 2 Clean Ohio Revitalization Fund project, this 17-acre site, comprised of five parcels, was used for numerous industrial purposes dating back to the late 1800s including foundry operations and scrap metal recycling in the later portions of the 1900s. The site is located in downtown Cincinnati within walking distance of the Ohio River and the major-league sports stadiums. Due to the historic uses of the site, polychlorinated biphenyls and metals in soils were driving the remediation. The remediation was completed through the Ohio Voluntary Action Program and the U.S. EPA Region 5. A site-specific risk assessment was completed in accordance with the Ohio Voluntary Action Program to address chemical of concern concentrations in soil and groundwater not associated with polychlorinated biphenyls. In order to satisfy the U.S. EPA requirements, a total of four Remedial Action Plans were completed in accordance with the Self Implementation guidelines of 40 CFR Part 761.61(a). Following approval, implementation of the Remedial Action Plans was initiated. Specifications and Request for Qualifications submissions were sought for field remediation contractors, waste haulers, Ohio Voluntary Action Program certified laboratories, utility contractors, and waste disposal facilities. Vendors were selected both on price as well as qualifications to complete the work.

A total of approximately 1,200 tons of polychlorinated biphenyl impacted soils were excavated and transported to approved facilities in Ohio and Michigan for disposal. Certified caps were installed on selected parcels for remaining levels of chemicals of concern and retaining walls were constructed on the parcels to support the caps. In addition, onsite utilities were upgraded and/or installed new to support the proposed final development on the site. The site development will include an array of uses, including storage, high technology office, warehouse, distribution, office/distribution, and light manufacturing.

The site remediation is complete and the Voluntary Action Program No Further Action letter was issued by the Certified Professional in October of 2009. A Covenant Not to Sue was issued in April of 2011. BJAAM was responsible for the administrative reporting requirements as well as invoicing through the Ohio Department of Development and the applicant (City of Cincinnati), and maintaining compliance with the approved Projected Assumption and Cost Estimate.

PHOTO CAPTION

Trench area and excavated soil stockpile at subject station in Bedford, Ohio

GASOLINE IN SEWER, BEDFORD, OHIO

BJAAM was contracted to contain and mitigate this release after indoor petroleum vapors were reported to the local fire department by several residents. The vapor source was traced back to a drip gasoline leak beneath a dispenser at the station. Under dispenser containment was not present due to the age of the UST system, and the released fuel leached through the surrounding soil before entering the station sanitary sewer lateral. Over an inch of fuel was discovered on water in a UST cavity observation well, further confirming the source of vapors.

After reviewing available information with the Ohio EPA On-Scene Coordinator and municipal personnel, BJAAM excavated an interceptor trench along the property line in the location where the sanitary lateral was anticipated to be located. The clay tile lateral was located and cut off to prevent additional gasoline from escaping the site.

Concurrently, a vacuum truck was used to recover fuel and water from the UST cavity observation well and the trench. After the dispenser leak was repaired and tightness tested, and the lateral was cut off, the affected sanitary sewer was flushed with fresh water. The lateral was inspected using a pipe camera and it was determined that the clay tile was not broken, that fuel was entering at a bell-end joint, and that installing an interior liner would be the timeliest, least intrusive and most cost-effective option to eliminate the emergency aspect of the response.

While permitting and contractor selection for the lateral lining were in progress, BJAAM monitored conditions within the interceptor trench and recovered accumulated liquid to maintain isolation from the sanitary sewer. In addition, vapor conditions within the sewer were monitored at 18 manways across the area where indoor vapors had been reported. Regular status updates were provided to the client, Ohio EPA, BUSTR, and the municipality, ensuring that all parties were kept up to date with the latest conditions and observations.

After securing the necessary permits, the onsite sanitary lateral was lined by a specialist from BJAAM's subcontractor network to eliminate any possibility of further fuel entry. A licensed plumber then repaired the sanitary lateral within the interceptor trench to ensure that the restoration would be compliant with code. A 4-inch diameter well was installed in the trench before gravel backfilling was completed to provide a point for future monitoring and recovery. The backfill was graded such that the surface could be restored with asphalt or concrete to match the pre-excavation condition.

The necessary reports were submitted to Ohio EPA, the Cuyahoga County Local Emergency Planning Committee and BUSTR on behalf of the client, bringing the emergency aspect of the incident to a close. A high level of familiarity with spill response and environmental regulations allowed BJAAM to effectively conduct the necessary immediate corrective actions while maximizing the client's potential reimbursement of associated costs from the state financial assurance fund.

PHOTO CAPTION

Spill area excavation in response to a truck fire in Fremont, Ohio

TRUCK FIRE SPILL, FREMONT, OHIO

Response activities were initiated after an undetermined volume of diesel fuel and engine fluids were spilled as the result of a fire involving three semi-truck tractor units. BJAAM was contacted to assess and mitigate spill impacts associated with the incident. At the time, the outdoor temperature was approximately 20 degrees Fahrenheit, and the area surrounding the fire location was frozen. An inspection of the burned trucks at the fire location identified that the engines were significantly damaged and the fuel tanks were compromised. The asphalt parking lot beneath the fire location was observed to be damaged by heat and the spilled liquids. As a result of the spill, released liquids subsequently flowed across the lot surface before impacting the adjoining property.

Initial response activities included the immediate recovery of several pools of impacted liquid and the remaining diesel fuel in the damaged saddle tanks using a vacuum truck. BJAAM mobilized a mini-excavator and dump truck to remove impacted soil, gravel and damaged asphalt from the spill area. Excavated soil and gravel were directly loaded into the accompanying dump truck and transferred to a temporary stockpile area staged on the client's lot. The stockpiled material was placed on plastic sheeting and samples were collected for eventual laboratory analyses to support waste characterization and disposal. Soil field screening was completed as a confirmatory measure to determine the excavation extents.

All generated waste was subsequently transported to licensed facilities for proper disposal. Once the impacted material was removed, the affected offsite areas were backfilled with gravel or topsoil and grass seed to match the original pre-spill conditions. The spill area onsite was repaved to match the surrounding lot.

The affected properties were quickly restored to the satisfaction of the Ohio EPA and the offsite property owner, and BJAAM was able to work directly with the affected insurance carrier to keep the client's out-of-pocket costs to a minimum.

INDOOR VAPORS, SALEM, OHIO

BJAAM responded to complaints of an unidentified odor in the subject station building. Station employees indicated that the odor wasn't petroleum-based, however, indoor air screening indicated that elevated volatile organic compound concentrations were emanating from void spaces around electrical conduits leading to exterior UST system components. While the source investigation continued, the voids were sealed and sub-slab vapor extraction systems were installed outside the building in locations where the vapor readings were most prevalent.

An inspection of UST system components discovered gasoline in a dispenser sump from a leaking flex line. Deteriorated entry boots had allowed vapors to migrate from the dispenser into the station.

No odor complaints were received following the sub-slab vapor removal system installation and dispenser repairs. As a result, the emergency response was concluded and the release was assessed according to the BUSTR corrective action process.

HEATING OIL SPILL, EAST PALESTINE, OHIO

BJAAM was contracted to respond to a spill involving up to 250 gallons of heating oil that had leaked from an aboveground storage tank and traveled through a storm sewer before being discharged to a creek. Fuel residue travelled on the waterway for half a mile before the release was discovered and containment measures could be put in place.

After initial assessment of the spill impact area, oil-absorbent materials were installed in the storm sewer, outfall area, and in the creek. Based on discussions between BJAAM and the Ohio EPA On-Scene Coordinator, it was determined that the storm sewer and outfall area would be flushed with fresh water and excavation would not be required to mitigate the incident.

Fuel impacted material was recovered from the banks, and remaining fuel residue on the creek was collected behind booms and recovered via periodic vacuum extraction over several days. All recovered waste materials were transported to licensed facilities for proper disposal and the incident response was concluded to the satisfaction of Ohio EPA.

PHOTO CAPTION
Ohio Canal Interceptor Tunnel (OCIT-1) under construction

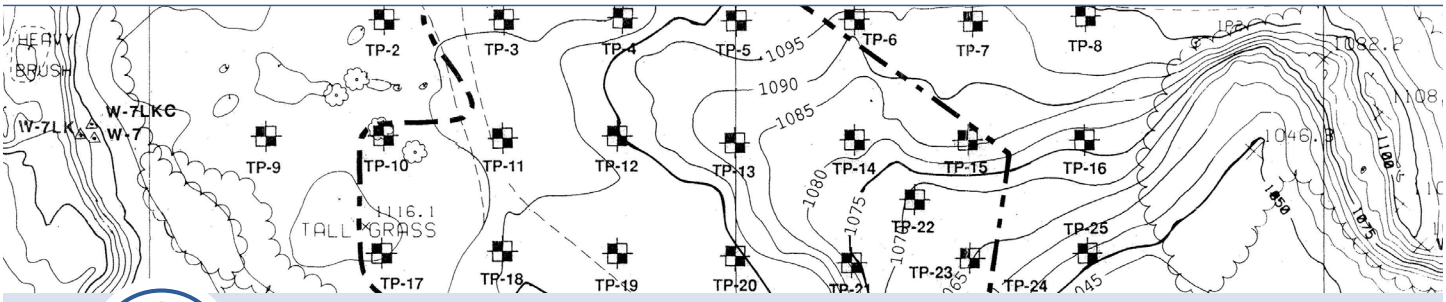
OHIO CANAL INTERCEPTOR TUNNEL, AKRON, OHIO

The Ohio Canal Interceptor Tunnel project is a City of Akron initiative to collect combined sewer overflows from nine locations throughout the downtown area as part of a consent decree with the U.S. EPA. The 6,240 foot long, 27-foot diameter tunnel stores up to 25.6 million gallons of stormwater and sewage during heavy rainfall events to reduce overflow discharges to the local waterways. The tunnel discharges to the existing conveyance infrastructure which flows to the city water reclamation facility.

BJAAM's role was to provide excavation oversight and waste characterization for portions of the project area where soil contamination was present as a result of prior commercial or industrial activities. A sampling protocol was developed based on the project requirements and applicable regulatory and technical information. Soil excavated from the historically contaminated areas was screened onsite and segregated into stockpiles based on the results. Soils that exhibited no elevated field screening results were considered acceptable for reuse in accordance with project needs and applicable regulations. Soils that produced volatile vapors were stockpiled separately. Samples were collected from the material and submitted for laboratory analysis of volatile organic compounds, semi-volatile organic compounds and Resource Conservation and Recovery Act metals. The impacted soil was then characterized as either hazardous or non-hazardous and subsequently transported to a licensed facility for disposal or treatment.

In total, BJAAM characterized over 18,500 tons of soil over the course of the multi-year construction schedule, determining whether the material could be reused in accordance with applicable regulations or disposed of at licensed facilities as it was being excavated.

Now completed, the Ohio Canal Interceptor Tunnel prevents an average of 467 million gallons of combined sewer flow from entering the local waterways each year.



LANDFILL MONITORING, COSHOCTON, OHIO

This former 400-acre landfill was originally the site of a coal strip mine that was subsequently utilized to store liquid pulping process waste before being drained and filled with mine spoil, wood, sawdust, papermill sludge, wastepaper, non-toxic fly-ash and general papermill trash. The landfilled areas were capped by 1997 and the landfill closure was approved by Ohio EPA in 1998 after activity and use restrictions were placed on the property.

Monitoring wells in and around the former landfill are monitored every six months to detect changes in selected physical and chemical parameters. BJAAM reviews the associated analytical results and quality control data provided by the laboratory to evaluate parameter trends and perform statistical analyses. These results are compiled into Semi-Annual Evaluation of Detection Monitoring Groundwater Data reports, which are submitted to Ohio EPA and the local health department.

DISCHARGE MONITORING, N. BALTIMORE, OHIO

BJAAM has been contracted to monitor oil water separator discharge at a large truck stop for compliance with effluent limitations imposed by the local municipality. The oil water separator contents are inspected, and discharge samples are collected on a quarterly basis. The samples are preserved on ice and submitted for laboratory analysis of oil and grease content. If the reported concentration of oil and grease exceeds the allowable discharge limit, the separator contents are removed using a vacuum truck and transported to a licensed facility for proper disposal. The separator is then cleaned and refilled with fresh water to the proper operating level. Post-cleaning discharge samples are collected several days later and submitted for laboratory analysis to confirm that oil and grease concentrations are acceptable. All completed activities and results are documented in a quarterly Oil Water Separator Discharge Results report, which is submitted to the municipal Water and Wastewater Department.

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