

STATEMENT OF QUALIFICATIONS



One Consulting Group is a regional environmental consultancy offering due diligence, investigation, remediation, and development services that provide turnkey solutions to complex regulatory problems. You require quick response, attention to detail, and personal responsibility for your investment. We solve environmental challenges cost-effectively and efficiently while focusing on your environmental needs.

Contact us today and simplify your environment.

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www.onecginc.com

Mailing Address:

**Post Office Box 54382
Atlanta, Georgia 30308**

Office:

**1382 Ralph Abernathy Boulevard
Suite B
Atlanta, Georgia 30310**

COMPANY PROFILE

One Consulting Group self-performs and manages environmental projects for the real-estate, contracting, development, legal, lending, and industrial sectors. All parties benefit when we interpret complex regulatory issues to mitigate environmental liability rather than addressing the aftermath. Principals and associates include, but are not limited to, professional engineers, professional geologists, hazardous material managers, scientists, and construction specialists. Our services include:

REAL ESTATE DUE-DILIGENCE SERVICES

- Environmental Compliance Reviews
- Hazardous Building Material Assessments
- Phase I Environmental Site Assessments
- Phase II Environmental Investigations
- Property Condition Assessments

INVESTIGATIVE AND REMEDIAL SERVICES

- Air, Groundwater, and Soil Investigations
- Hazardous Building Material Abatement Design and Management
- Hazardous- and Solid-Waste Characterization and Disposal
- Indoor Air Quality Testing
- Remediation Design, Management, and Maintenance
- Stream and Surface Water Quality Investigations

DEVELOPMENT SERVICES

- Brownfield Compliance and Cost Recovery
- Environmental Liability Analysis and Costing
- Facility Decommissioning
- Payment and Draw Inspections
- Demolition and Restoration Design and Management

PETROLEUM SERVICES

- Aboveground and Underground Storage Tank Installation and Closure
- Regulatory Compliance
- Corrective Action
- Trust Fund Cost-Recovery

TECHNICAL PROFICIENCY**INSURANCE****COMPENSATION**

REAL ESTATE DUE-DILIGENCE SERVICES

One Consulting Group identifies environmental concerns associated with property. We understand lender requirements and the vast environmental regulations associated with all phases of property assessment. Our holistic perspective enables us to quickly determine if a potential environmental issue is a true concern for our clients.

Environmental Compliance Reviews evaluate whether an organization, facility, or operation complies with regulatory requirements. These are distinct scope evaluations using professional experience coupled with established criteria to identify existing or potential, emerging environmental concerns. Our compliance reviews limit property owners' environmental liability by proposing corrective avenues that comply with applicable regulations. These reviews provide property owners, tenants, and managers with clear goals for environmental compliance, and give organizational leaders understanding of environmental performance, risks, and emerging challenges.

Hazardous Building Material Assessments identify and manage hazardous conditions concurrent with property uses that could disturb them. Many common building components contain asbestos, lead, polychlorinated biphenyls, mercury, and microbial growth requiring proper management and disposal. Our assessments allow clients to mitigate environmental liabilities in accord with regulatory requirements. Our personnel have assessed hundreds of properties for hazardous building materials and have extensive abatement training and experience.

Phase I Environmental Site Assessments of property determine if recognized environmental conditions are present that require further investigation. We provide Environmental Site Assessments in accordance with the current American Society for Testing and Materials Standard E 1527, *Standard Practice for Environmental Site Assessment: Phase I Environmental Site Assessment Process*. This industry standard for proper due-diligence assessment satisfies Comprehensive Environmental Response Compensation and Liability Act requirements for Landowner Liability Protection. We can tailor our protocols to lender-specific scopes of work. Our work documents a property's environmental status before proposing actions that will bring recognized environmental conditions to closure.

Phase II Environmental Investigations determine if air, groundwater, and soil contain hazardous constituent levels representing environmental concern. We are experienced with regulatory action levels for a wide-ranging list of contaminants. We compare sampling results with regulatory standards to determine if correction action is necessary then propose cost-effective remediation designed for expedient regulatory closure. Our professionals are experts on local, state, and federal regulations including, but not limited to, the Code of Federal Regulations, the Comprehensive Environmental Response Compensation and Liability Act and subsequent amendments, the Clean Water Act, and the Resource Conservation and Recovery Act.

Property Condition Assessments describe improvements, estimate repair costs, and estimate maintenance schedules. We assess building envelopes, interiors, roofs, common areas, mechanical rooms, maintenance/storage rooms, and other service areas. Property condition assessments define anticipated repair costs and supply equitable, projected reserves over a loan term. Our work conforms to Fannie Mae and Freddie Mac underwriting standards, including specific forms completed with projected expenditures. Upon request, we can assess a property for Americans with Disabilities Act compliance to ensure it is "accessible and usable by individuals with disabilities."

INVESTIGATIVE AND REMEDIAL SERVICES

One Consulting Group interprets the myriad environmental issues outside lending scopes or business risk analysis. These items usually require additional work driven by public-relation concerns, pending legal action, or governmental regulations. We routinely investigate and remediate suspected and identified environmental hazards. Prior to formalizing the scope of work, we consider client and project objectives with site specifics to develop an optimal strategy for regulatory closure. We regularly consult with our clients and negotiate on their behalf to ensure their projects comply with regulations at every phase.

Air, Groundwater, and Soil are investigated for contaminant impact origin, quantity, location, and extent. During our investigations, we account for the past, present, and future use of the subject and surrounding properties. A conceptual site model is developed using available data, literature searches, geological reports, historical records, aerial photographs, and local, state, and federal regulatory files. This model is further refined from field data by screening parameters such as soil gas studies, surface soil surveys, air quality surveys, and other physical and chemical studies. Detailed investigations may involve vadose zone monitoring; sampling groundwater, soil, and vapor; and tracer or treatability studies. Risk is assessed by evaluating the potential impact of hazardous conditions on human health and the environment. This risk assessment will define materials of concern, identify potential receptors (surface water, drinking water resources, human inhalation, and indoor air quality), evaluate analytical data, and eventually determine exposure, toxicity, and overall risk. Our conclusions are used to develop cleanup criteria that dictate remedial design.

Hazardous Building Material Abatement Design and Management classifies hazardous building materials (asbestos, lead, microbial growth, polychlorinated biphenyls, mercury, universal waste, etc.) for proper handling and disposal. Considering regulatory requirements, we design abatement protocols to limit occupant and worker exposure while cost-effectively and efficiently mitigating environmental hazards. Sole reliance on surveys for abatement can be problematic as projects are commonly assessed prior to a defined scope of work. We know where hazardous building materials are and predict concealed hazard locations based on construction date, renovations, functional spaces, and historical document review. Prior assessments and current plans are reviewed to confirm quantities and to limit impact to schedule. We identify conditions to be included on the abatement plan using the highest regard for worker and occupant safety. Our personnel have provided abatement oversight on over fifty million square feet of property.

Hazardous- and Solid-Waste Characterization and Disposal involves experience, efficiency, and regulatory compliance to preclude threats to public health and the environment. We partner with industries and regulators to safely manage and dispose of waste in compliance with regulations while avoiding adverse ecological impact. Waste characterization is crucial for determining methods of handling, treatment, and disposal. We minimize waste disposal volume and costs by source reduction (process optimization, material substitution, and improved operational practices). By reducing waste volume, clients save disposal costs, improve sustainability, and enhance environmental performance. We enhance environmental performance, protect client reputation, and contribute to a sustainable future.

Indoor Air Quality may be tested for carbon dioxide, dust, odor, silica, asbestos, microbial growth, humidity, radon, and chemicals that could endanger building occupants. We work for the private and public sectors on all property types including industrial sites, manufacturing facilities, hospitals, retail businesses, office buildings, high-rises, warehouses, long-term residential buildings, assisted-living facilities, child-care locations, courthouses, museums, airports, and schools. Air quality is a major safety issue for workers and occupants, and we quickly respond to emergency events or occupant complaints. We document

analytical results then informationally share information reducing worry while establishing a cooperative resolution.

Remediation Design, Management, and Maintenance is the core of our expertise. Remediation must comply with state and federal law, meet client objectives, and most importantly be economically feasible. We use risk-based corrective action to determine the hazard posed to human health, the environment, and property value. When contaminants require remediation, we use methods including, but not limited to, chemical and organic injection, hydraulic control, soil-vapor extraction, air-sparging, high-vacuum recovery, bioremediation, solidification, and landfill disposal. We have safely remediated over a million yards of hazardous materials from client properties without incident. Our professionals maintain water treatment systems that annually filter 25 million gallons of contaminated-impacted groundwater to drinking water standards. We provide turnkey remediation using our broad network of suppliers for cost-effective project completion.

Stream and Surface Water Quality Investigations involve analyzing impact from chemicals, metals, petroleum, and natural by-products of human activity such as oxygen, bacteria, and nutrients. We monitor chemical, physical, and biological parameters to assess water quality and identify whether waters are meeting designated uses, to comply with regulatory requirements, or to identify specific pollutants. We screen for impairment then develop criteria for water quality commensurate with contemporary practices for protecting human health and the environment.

DEVELOPMENT SERVICES

One Consulting Group consults with developers in conjunction with attorneys, contractors, design professionals, lenders, and regulators on optimal strategies for property development. Older, urbanized areas have existing development and usually have environmental impairment requiring resolution prior to eventual reuse. We understand the many environmental scenarios that are encountered prior to, during and after property development.

Brownfield Compliance and Cost Recovery maximizes impacted property reuse while protecting human health and the environment. Brownfields are underutilized properties having real or perceived environmental problems from previous uses such as industrial facilities, landfills, gas stations, or dry cleaners. Redevelopment is fundamentally about recycling land and mitigating health and environmental risks while allowing for sustainable reuse. We work closely with municipalities, regional planning commissions, the public, and industry to identify and prioritize targeted areas. Our experience enables us to overcome the challenges of investigation, remediation, and governmental finance, all at the best value. We work with public sector lenders to help our clients submit successful applications for loans and grants. Our personnel are well-versed in the Small Business Liability Relief and Brownfields Revitalization Act as well as state and municipal brownfield programs to ensure Landowner Liability Protections. We have managed regulatory closure of over one billion dollars of brownfield property redevelopment with exceptional cost-recovery.

Environmental Liability Analysis and Costing draws on our extensive experience estimating and analyzing the finances of environmental liability. We analyze environmental liability using accepted, well-documented methods and validated cost data, as well as using probabilities to explicitly predict uncertainties in cost projections. While we are not accounting experts, our analyses are consistent with standard environmental liability assessment guidance and financial reporting. Our clients depend on our firm understanding and valuation of environmental liabilities to enable their business decisions and support

accounting practices. We help our clients determine environmental costs, liabilities, and apportionment, now and into the future.

Facility Decommissioning leads to the regulatory closure of an industrial facility necessary to sell its associated property unencumbered. We characterize, investigate, abate, decontaminate, and decommission facilities while providing bid support, demolition management, and recycled asset recovery. We reduce client costs and schedule needed to achieve facility closure by coordinating the project scope with vertical management and regulatory expertise. We handle the details with a custom scope of work to reduce our clients' liability or avoid it altogether.

Payment and Draw Inspections confirm progress on projects funded by a lender. Prior to fund disbursement or progress payments, we verify that the scope of work has reached a client-defined milestone and that funds are being used correctly. We compare the work progress to the draw amount as a percentage of completion, comparing that percentage to Site observations for each line item on the draw. We document our findings in a report complete with photographs and supporting documentation.

Demolition and Restoration Design and Management is crucial on dismantling, deconstruction, and structural removal projects. We design and oversee demolition of small houses to large commercial or industrial facilities prior to land repurposing. We supervise abatement, complete or partial building demolition, and restoration including debris removal, excavation, grading, and new construction. We identify and segregate reusable materials promoting sustainability and recycling while properly disposing of hazardous building materials in accordance with applicable regulations. We prepare our clients' properties for progress.

PETROLEUM SERVICES

One Consulting Group has extensive experience with aboveground and underground storage tank systems. Tank closure requirements vary from state to state, but we remain well-informed of them. We routinely manage all aspects of the closure process for our petroleum clients including permitting, excavation, removal, soil and groundwater investigations, corrective action, and reporting. If a subsurface release requiring regulatory oversight is identified, we will investigate and characterize the problem. We then develop corrective action to remediate impacted soil and groundwater.

Active remediation could include soil venting or groundwater air-sparging, or we may use risk-based corrective action, such as contaminant fate and transport modeling combined with groundwater monitoring. When active remediation is required, our personnel design, install, and maintain remediation systems while working with trust fund reimbursement programs that pay corrective action costs.

We offer regulatory compliance and permitting for underground storage tank owners and operators, and can design specifications, prepare bids, and manage construction for aboveground and underground storage tank installations, upgrades, and removals.

TECHNICAL PROFICIENCY

One Consulting Group's services are tailored to meet clients' needs and exceed their expectations. Our client base includes property-management companies, law firms, developers, lenders, contractors, petroleum-industry leaders, regulatory agencies, architects, engineers, and industrial corporations. A select client list is attached.

Our technical proficiency is our strength. In addition to secondary education, we have proven environmental performance of over 100 years of collective experience. We include engineers, geologists, hazardous materials managers, scientists, and construction specialists. Résumés of key personnel are attached.

INSURANCE

One Consulting Group maintains General Liability, Professional Liability, and Pollution Liability insurance at \$2,000,000 per occurrence. Workman's Compensation and Automobile Liability are also provided at \$1 million and \$500,000 per occurrence, respectively. A sample insurance certificate is provided as an attachment.

COMPENSATION

Our fee schedule is attached.

ATTACHMENT CLIENT LIST

Client List 2023

Lending

Ameris Bank
Bank of America
The Bankers Bank
BB&T
Fannie Mae
Federal Housing Authority
Freddie Mac
Fidelity Bank
GE Commercial Finance
Georgia Capital
Georgia Primary Bank
Georgia Resource Capital
Georgia State Bank
Laureate Capital Management
Oak Grove Capital
Piedmont Bank
PNC Bank
Reliance Trust Company
Synovus
Truist
United Commercial Bank
US Bank
US Small Business Administration
Wells Fargo

Development

Cartel Properties
Cousins Properties, Inc.
Crim and Associates, Inc.
Daniel Corporation
Fuqua Development
Green Street Properties
Inman Park Properties
Insignia
Jamestown
Ladson Investments, LLP
Pattillo Construction
Perennial Properties
Pope & Land Enterprises, Inc.
Rooker
Safeway Group, LLC
Sembler
Stein Investment Group
Trillium Management, LLC

Multi-Family

Alliance Residential Corporation
Atlanta Neighborhood Development Partner
Birge and Held
Braden-Fellman Group
Columbia Residential
Cortland Partners
DeKalb County Housing Authority
Enhanced Affordable
Georgia Dept. of Community Affairs
Mercy Housing
Metzger and Associates
National Church Residences
OneStreet Residential
Pollack Shores Real Estate Group
Prestwick Development
Stonemark
The Worthing Companies

Legal

Baker-Donelson
Cushing, Morris, Armbruster, &
Montgomery
Decker and Wingate
Hartman, Simons & Woods, LLP
Hunter, McLean, Exley, and Dunn, PC
King and Spaulding
Sweetnam, Schuster & Schwartz, LP
McGuireWoods
Nelson, Mullins, Riley & Scarborough, LLP
Bryan Cave Leighton Paisner
Robinson Franzman LLP
Stout Kaiser
Troutman Pepper
Weismann

Contracting

Astra Group
Atlas Demolition
Brasfield & Gorrie
Choate Construction
Empire Construction
Fortune-Johnson, Inc.
Gay Construction
Green Circle Recycling

Client List 2023

Hathaway
Integral Building Group, LLC
JF Shea
New South Construction
Price Demolition
Shumate Mechanical
Southern Environmental Services
Southern Site Development
Toll Brothers

Architecture

BLDGS
Bricolage
Foley Design
Lord Aeck Sargent
Martin Riley Architects
Perkins&Will
Pimsler-Hoss Architects
Robert Cain Architect
Rutledge Alcock Architects

Government

Atlanta Beltline
Atlanta Development Authority
Atlanta Housing Authority
City of Atlanta
Cobb County Water System
DeKalb County Water System
Fulton County Dept. of Public Buildings
Georgia Housing and Finance Authority
Housing Authority of Fulton County
City of Marietta
Savannah Housing Authority
City of Stockbridge
United States Army
United States Department of Defense
United States Navy

Healthcare

Childrens Hospital of Atlanta
Emory Health Care
Hospital Corporation of America, Inc.
MiMEDX
Southeast Georgia Health Systems

Hospitality

Chic-Fil-A
Columbia Sussex
Dennis Dean Catering Company
Here to Serve Restaurants
McDonalds
National Restaurant Development, LLC
North Point Hospitality Group, Inc.
Sheraton
Westin

Petroleum

BP North America
Next Level Petroleum
Omni Fuels
PetroSouth
RaceTrac Petroleum
Texaco North America

Industrial

Arrow Waste
Chemence
Crespac, Inc.
Davis AirTech
Gas Pump Services, LLC
Savannah Bee Company
Sweetwater Brewing Company
URS Corporation
W. R. Grace

Real Estate Brokerage

Adams Realty
Atlanta Land Group
Bryant Commercial Real Estate
Bull Realty
Carter
Coldwell Banker
Colliers
Conservation Forestry
Cushman & Wakefield
Minerva
Shopping Center Group
Southern Farm and Forest
The Trilogy Group
Transwestern

ATTACHMENT RESUMES

RESUME

ROBERT BRAWNER, CHMM

President

BACKGROUND

Prior to founding One Consulting Group, Inc., Robert Brawner worked extensively in the construction and environmental arena on a wide array of projects. Leveraging his broad knowledge base, ranging from asbestos to hazardous waste management to Underground Storage Tanks, Mr. Brawner is able to holistically manage the myriad of environmental concerns that confront clients on a daily basis. He has supervised over 3,000 Phase I Environmental Site Assessments, has resolved to closure over 400 subsurface investigations involving numerous contaminants of concern and has personally inspected over ten million square feet of commercial property for Indoor Air Quality concerns.

PREVIOUS WORK EXPERIENCE

***PRINCIPAL / PARTNER, EPIC CONSULTING, INC.
MARIETTA, GEORGIA 2003-2006***

Mr. Brawner headed the environmental division and was directly responsible for the development of new employees and financial systems for the division. He was a senior member of management group responsible for growing the firm from fifteen to fifty-five employees while developing geotechnical and commercial lending services divisions. Representative projects included, but were not limited to:

- *Murphy Avenue, Atlanta, Georgia:* Designed and supervised the remedial action for hazardous material site contaminated with cadmium and industrial solvents.
- *Dynamic Metals Loft, Atlanta, Georgia:* Member of principal team that successfully remediated and obtained a certificate of limited liability for the first state Brownfield site.
- *STAR Committee, Georgia:* Acted as liaison to the Georgia Environmental Protection Division as aid in preparing current asbestos and lead-based paint guidelines utilized by the state of Georgia.

CLIENT MANAGER, EPIC CONSULTING, INC, 2000-2002

During his tenure as client manager, Mr. Brawner supervised environmental consulting and general contracting services as well as developed new business opportunities for the firm. He was directly responsible, with the primary owner, for growing the firm from seven to fifteen employees.

PROJECT MANAGER, EPIC CONSULTING, INC., 1997-1999

While a project manager with the firm, Mr. Brawner performed subsurface investigations and remedial activities on UST sites and performed consultant/contracting services for various UST clients.

***FOREMAN, B & A ENVIRONMENTAL SERVICES, INC.,
CONYERS, GEORGIA 1997***

Mr. Brawner supervised an environmental contracting crew of five members performing heavy equipment operation, industrial and mechanical contracting, remediation system installation and hazardous material disposal activities.

PROFESSIONAL CERTIFICATIONS

Certified Hazardous Materials Manager #13495
International Fire Code Institute – UST Install, Soil Matrix Cleanup
DOT 49 CFR Hazardous Waste Handling Cert #77970
OSHA 40-Hour HAZWOPER
Asbestos Inspector #2879 / Abatement Designer #6015
Mold Remediation and Inspection Cert #1684

EDUCATION

Bachelor of Science, Biology, University of Georgia
Bachelor of Arts, Anthropology, University of Georgia

RESUME

ROBERT A. WHITE, MS, CPG, PG
Professional Geologist

BACKGROUND

Mr. White has performed hundreds of Phase I Environmental Site Assessments and Engineering Property Condition Assessments throughout the U.S. for commercial lenders. He has worked in the environmental arena since 1993 when he entered the field as a technician.

Since that time, he has performed and overseen Phase II soil and groundwater assessments under Georgia Hazardous Site Response Act guidelines; Underground Storage Tank investigations under Georgia Underground Storage Tank laws; building inspections and property assessments falling under the Comprehensive Environmental Response Compensation and Liability Act and Resource Conservation and Recovery Act guidelines; Level III Soil Surveys for septic tank placement mandated by the Georgia Department of Human Resources; and asbestos and lead-based paint inspections of occupied buildings and demolition projects in accordance with the Asbestos Hazard Emergency Response Act, Occupational Safety and Health Administration, and Lead-Based Paint Poisoning Prevention Act guidelines.

Mr. White continues to use his education, experience, and common sense to provide efficient and cost-effective results that bring Client projects to completion.

PREVIOUS WORK EXPERIENCE

SENIOR PROJECT MANAGER, EPIC CONSULTING, INC.
MARIETTA, GEORGIA 2000-2004

Mr. White was initially responsible for managing all aspects of environmental projects including fieldwork, project management, training employees, and developing new business. During his four years at Epic, Mr. White went on to carry out, manage, review, and consult on all phases of environmental and engineering projects. As Senior Geologist, he reviewed all types of correspondence for submission to clients and regulators, during development and in final form.

REGIONAL MANAGER, AQUATERRA ASSESSMENT SERVICES, 1999-2000

Acting as the Southeast Regional Manager for the Due Diligence firm headquartered in Texas, with a central office in New York's Financial District, Mr. White was hired to perform Phase I Environmental Site Assessments, Engineering Property Condition Assessments, and ADA Compliance Surveys for national commercial lenders. Additionally, Mr. White was responsible for proposal writing, client management, and marketing potential clients formerly served by RERC Environmental, Inc., after closure of their Atlanta office.

PROJECT MANAGER, RERC ENVIRONMENTAL, INC., 1998-1999

Because of his remediation consulting experience, Mr. White was hired to conduct Due Diligence Environmental and Engineering Assessments on commercial properties for national lenders prior to refinance or acquisition. His responsibilities also included Phase II Limited Subsurface Investigations on properties identified with Recognized Environmental Conditions.

PROJECT MANAGER, ENVIRONMENTAL CORPORATION OF AMERICA, 1996-1998

After initially being hired as field technician to perform environmental sampling, construction materials testing, and routine fieldwork, Mr. White was soon given underground storage tank and dry-cleaner remediation projects to manage and oversee as well. Recognized for his mechanical aptitude, he was asked to design, install, troubleshoot, upgrade, and maintain remediation systems. In addition, he successfully developed a daughter company to market and operate a Thermal Oxidizer treating offgas from high-vacuum recovery remediation on sites with subsurface hydrocarbon releases.

PROFESSIONAL CERTIFICATIONS

Registered Professional Geologist: ALABAMA #1078, FLORIDA #PG2242, GEORGIA #PG001601, NORTH CAROLINA #1934, TENNESSEE # TN4832
EPA-certified, Asbestos (AHERA) Inspector
OSHA 40-hour HAZWOPER certification (1997) with annual 8-hour refresher training

EDUCATION

Bachelor of Science, Criminal Justice, Guilford College
Master of Science, Geology, Georgia State University

RESUME

JOSEPH E. MCVAY, PG
Professional Geologist

BACKGROUND

Mr. McVay has over 20 years' experience and has performed numerous site investigations throughout the U.S. lending and regulatory interests. He has worked in the environmental arena since 1991 when he entered the field as a staff geologist. Since that time, he has performed and overseen Phase II soil and groundwater assessments under Georgia Hazardous Site Response Act guidelines; Underground Storage Tank investigations under Georgia Underground Storage Tank laws; property assessments falling under the Comprehensive Environmental Response Compensation and Liability Act and Resource Conservation and Recovery Act guidelines; Level III Soil Surveys for septic tank placement mandated by the Georgia Department of Human Resources; and asbestos and lead-based paint inspections of occupied buildings and demolition projects in accordance with the Asbestos Hazard Emergency Response Act, Occupational Safety and Health Administration, and Lead-Based Paint Poisoning Prevention Act guidelines. Mr. McVay has also served as the materials quality geologist on numerous Army Corps of Engineers, coastal restoration, and dam repair projects.

PREVIOUS WORK EXPERIENCE

OWNER/PRESIDENT, EARTH SYSTEMS, LLC
MILLEDGEVILLE, GEORGIA 2001-2019

PROJECT MANAGER, GEC CONSULTANTS LLC
MACON, GA 1999-2001

PROJECT MANAGER, EPIC CONSULTING, INC.
MARIETTA, GEORGIA 1997-1999

PROJECT MANAGER, CPM Environmental, 1991-1997

PROFESSIONAL CERTIFICATIONS

Registered Professional Geologist: GEORGIA #PG001561
OSHA 40-hour HAZWOPER certification (1997) with annual 8-hour refresher training

EDUCATION

Bachelor of Science, Geology, Georgia State University

RESUME

RYAN WILLIAMS

Associate

BACKGROUND

Ryan Williams has over twenty-four years of experience in the environmental industry ranging across a wide spectrum of disciplines: environmental laboratory, industrial hygiene, environmental driller, real estate due-diligence, and subsurface investigations. He has performed Environmental Site Assessments, hazardous building materials demolition and renovation consulting, and subsurface investigations. Mr. Williams has personally inspected over seventy-five million square feet of commercial property in his career.

PREVIOUS WORK EXPERIENCE

TECHNICAL SPECIALIST, ENERCON, KENNESAW, GA 2008 - 2013

Mr. Williams was a project manager under minimal supervision in the environmental division of the company. He performed over one thousand Environmental Site Assessments, Property Condition Assessments, asbestos and lead-based paint consulting services, and soil and groundwater investigations.

PROJECT MANAGER, EPIC CONSULTING, INC., MARIETTA, GA 2000 - 2008

Mr. Williams performed real estate due diligence for national commercial developers and leading lending institutions. He also performed asbestos surveys, lead-based paint surveys, soil and groundwater investigations, and corrective action at underground storage tank facilities.

DRILLER, ESN, KENNESAW, GA 1998- 2000

Mr. Williams worked as an environmental driller collecting soil and groundwater samples for a select group of clients. He was a project foreman that supervised drilling crews of over five employees. Mr. Williams also installed groundwater monitoring wells and performed *in-situ* injections.

PROJECT SCIENTIST, ATC ASSOCIATES, INC., MARIETTA, GA 1997-1998

Mr. Williams performed industrial hygiene duties that included asbestos demolition and renovation surveys, asbestos abatement oversight, asbestos air monitoring, lead-based-paint surveys, lead-based paint clearance sampling, and indoor air-quality sampling.

PROFESSIONAL CERTIFICATIONS

OSHA 40-Hour HAZWOPER

Asbestos Inspector & Management Planner #13338

USEPA Lead Inspector #1564

USEPA Lead Risk Assessor #1715

Georgia Lead Inspector/Risk Assessor #50CMB 0313 1088

Alabama Asbestos Inspector Accreditation #AIN0712539316

North Carolina Asbestos Accreditation #12777

South Carolina Asbestos Building Inspector #BI-00901

EDUCATION

Bachelor of Science, Environmental Science, Savannah State University

RESUME

MATT AGEE
Associate

BACKGROUND

Matt Agee is a project professional with multi-disciplinary experience at marine facilities and the Georgia Department of Natural Resources. He has performed a wide array of environmental assessments, and strives to bring comprehensive and accurate information to our project base. Mr. Agee conducts Environmental Site Assessments, performs soil and ground water sampling on CERCLA and RCRA regulated sites, and monitors demolition projects for asbestos hazards.

PREVIOUS WORK EXPERIENCE

***INTERN / GEORGIA DEPARTMENT OF NATURAL RESOURCES
CHEROKEE, COBB, BARTOW COUNTY, GEORGIA 2014***

Mr. Agee performed routine case investigations under supervision with the Law Enforcement Division. Cases involved crimes that concerned wildlife, boating, property, and licensing.

PROFESSIONAL CERTIFICATIONS

OSHA 40-Hour HAZWOPER #1507261145074
Certified Asbestos Inspector #4741

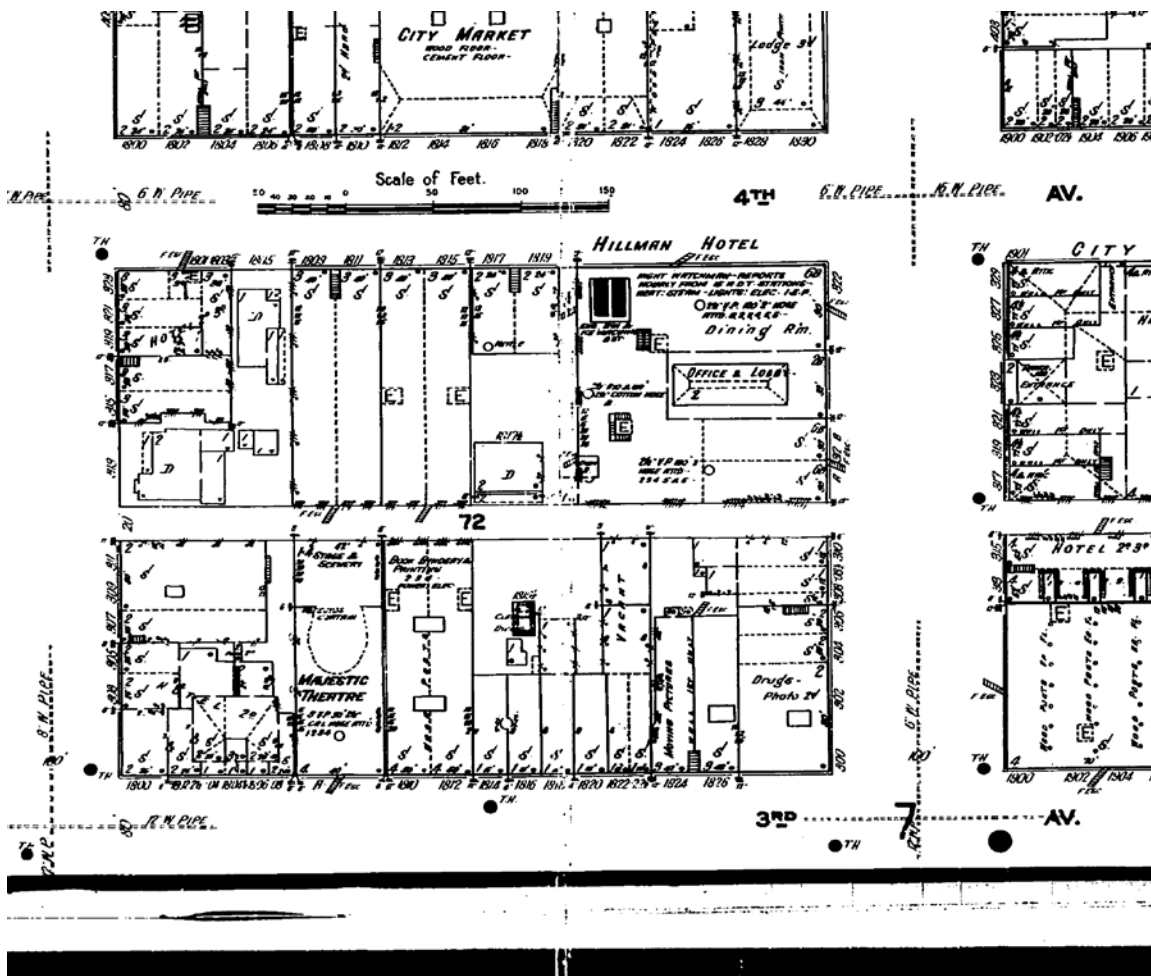
EDUCATION

Kennesaw State University, Bachelor of Science, Criminal Justice

ATTACHMENT REPRESENTATIVE PROJECTS

Environmental Due-Diligence Commercial Assemblage Birmingham, Jefferson County, Alabama

One Consulting Group, Inc. served as the environmental consultant for the brownfield redevelopment of ten mid- and high-rise commercial towers in downtown Birmingham, Alabama. These properties had environmental histories dating back to the early 1800s, and contained significant quantities of hazardous building materials. Prior to our client's acquisition, we performed environmental due-diligence to characterize the environmental liability and costs associated with redevelopment for commercial and residential purposes.

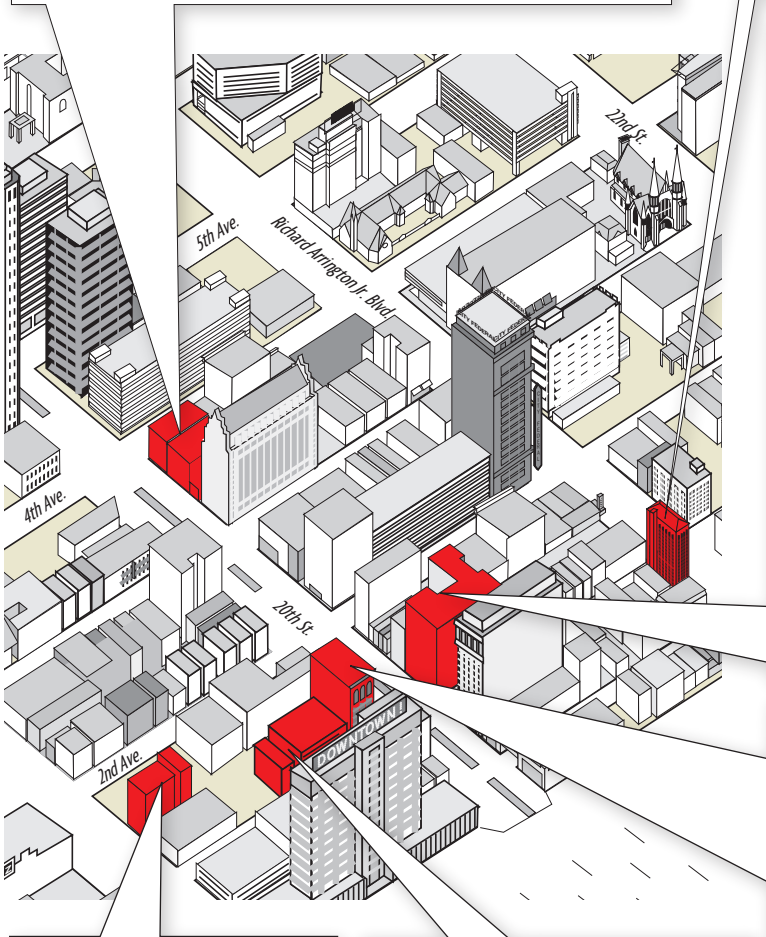




**FORMER
POST
OFFICE AND
TWO
ADJACENT
RETAIL
BUILDINGS**
317-323 20th
St. North
**\$2.05
million**



COMMERCE CENTER
2027 First Ave. North
\$3.5 million



BROWN MARX TOWER
2100 First Ave. North
\$3.5 million



IDEAL BUILDING
111 19th St. North
\$1.5 million



**FORMER ALAGASCO, JR. LEAGUE,
TOBY'S, BUILDINGS**
1914-1926 First Ave. North
\$2 million



EMPIRE BUILDING AND ANNEX
1928 First Ave. North (Empire) and
110 20th St. North (Annex)
\$3.5 million

The proposed project was a complicated assemblage of ten non-contiguous, commercial parcels owned by unrelated entities. Prior to acquisition, environmental site assessments, soil and groundwater assessments, hazardous building material surveys, detailed environmental summaries, cost estimates, and closure timelines were submitted to our client to properly structure the purchase contracts. Our scope of work was completed in 30 days prior to expiration of the inspection period.

Client contacts and references:

Fairview Commercial Lending
Larry Weinberg
182 Hildebrand Drive, Ste 201
Sandy Springs Georgia 30328
(866) 634-1270
larry@fairviewlending.com

236 Drayton Street, LLC
Jeff Notrica
Post Office Box 10027
Savannah, Georgia 31412
(912) 398-2340
zandor@me.com

Sweetwater Brewing Company
195 Ottley Drive NE
Atlanta, Fulton County, Georgia 30324

One Consulting Group, Inc. has been Sweetwater Brewing Company's environmental consultant since our founding in 2006. Initially, we reviewed and adjusted the Brewery's wastewater for compliance with its City of Atlanta discharge permit. Instead of implementing costly pre-treatment prior to discharge, we recommended changes to ongoing operations that achieved full permit compliance, as well as provide nutrient and phosphorous rich fertilizer to our local, organic farming community.



Prior to our client's acquisition of adjacent, industrial parcels necessary for operational expansion, we performed environmental due-diligence to characterize the environmental liability and costs associated with its proposed redevelopment. Our professionals then authored the environmental, due-diligence package for the Site assemblage's subsequent construction financing.

We then provided technical insight, developing construction procedures to reduce costs for resolving specific, on-Site geotechnical and wastewater concerns. Our professionals then supervised the Site redevelopment, without incident, for NESHAP asbestos compliance.



After the successful expansion, the Sweetwater Brewing Company is now one of the largest craft brewers in the United States.

Client contact and reference:

Sweetwater Brewing Company
Fredrick Bensch
3 Ravinia Drive, Suite 1700
Atlanta, Georgia 30346
(404) 691-ALES

**Brownfield Redevelopment
Former Paul Light Chevrolet
3126 Piedmont Road
Atlanta, Fulton County, Georgia 30327**

One Consulting Group, Inc. served as the environmental consultant and contractor for the Brownfield redevelopment of the former Paul Light Chevrolet. The Site, a former automotive dealership, is located at the intersection of Peachtree and Piedmont Roads in the prestigious Buckhead Commercial District of Metropolitan Atlanta.



Our professionals authored and implemented the Site's Brownfield Corrective Action Plan, which without incident successfully removed several thousand tons of petroleum and solvent-impacted soil from the Site. We performed air-quality sampling; groundwater monitoring; soil excavation, transport, and disposal; soil confirmation sampling; regulatory reporting; and tax abatement reporting in accordance with applicable federal, state, and local laws, rules, and regulations.



During the course of corrective action, several hundred feet of floor drains and sumps throughout the Site's facilities were removed and restored. All hazardous and non-hazardous wastes leaving the Site were characterized, profiled, and properly disposed into the appropriate landfills.

Our detailed financial package was successfully audited by the Georgia Environmental Protection Division, and was granted full recovery of all corrective action costs through a tax abatement issued by Fulton County, the local tax authority.

Client contact and reference:

Hallman & Wingate, LLC
Richard Wingate
166 Anderson Street SE, Suite 210
Marietta, Georgia 30060
(404) 588-2526
rwingate@hallmanwingate.com

**Fast Track Car Wash, LLC
Brownfield Redevelopment
1120 Powers Ferry Road
Marietta, Cobb County, Georgia 30067**

One Consulting Group, Inc. served as the environmental consultant and contractor for the brownfield redevelopment of a former petroleum service station and dry cleaning facility. Prior to our client's acquisition of the Site, we performed environmental due-diligence to characterize the environmental liability and costs associated with its redevelopment as a commercial car wash facility.



The proposed project was a complicated assemblage of four contiguous, commercial parcels owned by unrelated entities. Prior to acquisition, detailed environmental summaries, cost estimates, and closure timelines were submitted to our client to properly structure the purchase contracts.

Our professionals authored and implemented the Site's Brownfield Corrective Action Plan, which without incident successfully decommissioned a large, underground storage tank system and removed several thousand tons of petroleum- and solvent-impacted soil from the Site. We performed air-quality sampling; groundwater monitoring; soil excavation, transport, and disposal; soil confirmation sampling; regulatory reporting; and tax abatement reporting in accordance with applicable federal, state, and local laws, rules, and regulations.



Dedicated to project success, our professionals consulted with the United States Small Business Administration and the client's Certified Development Company and obtained a 504 Debenture Loan Program approval for acquisition and redevelopment of the Site. The Site's detailed financial package was successfully audited by the Georgia Environmental Protection Division, and was granted full recovery of all brownfield corrective-action costs through a tax abatement issued by Cobb County, the local tax authority.



As part of Site closure, we achieved for our client full reimbursement from the Georgia Underground Storage Tank Trust Fund of costs associated with remaining groundwater monitoring.

Client contacts and references:

Sweetnam & Schwartz, LP
Ed Schwartz
3 Ravinia Drive, Suite 1700
Atlanta, Georgia 30346
(678) 360-3644
edschwartz@msn.com

Fast Track Car Wash, LLC
Mark Houston
5678 Harbormist Drive
Powder Springs, Georgia 30127
(678) 910-6900
markghouston@gmail.com

**Atlanta Housing Authority
McDaniel Glenn Redevelopment
Neighborhood Planning Unit V
Atlanta, Fulton County, Georgia 30312**

One Consulting Group, Inc. performed as the environmental team leader for the demolition of the McDaniel Glenn Apartment Complex. Our professionals managed OSHA HAZWOPER compliance for abatement of significant quantities of hazardous building materials. Prior to demolition, we authored the hazardous building material surveys and abatement plans for 256 individual apartment units within two, seventeen-story, twin towers.



Our professionals authored and implemented the Site's asbestos-abatement program, which without incident successfully removed over 1,000,000 square feet of asbestos-containing materials from its structures. The successful implosion of the tower, seen above, was only the third of its kind in the city's history.

We performed air-quality sampling, compliance review, and clearance inspections while supervising the asbestos-abatement contracting and waste disposal in accordance with applicable federal, state, and local laws, rules, and regulations. All hazardous and non-hazardous wastes leaving the site were characterized, profiled, and properly disposed into the appropriate landfills.



Client contact and reference:

SSD
Michael Gorman
5591 Peachtree Road
Chamblee, Georgia 30341
(770) 951-0404
mgorman@ssdco.us

**Atlanta BeltLine
Clear Creek North Avenue Park
680 Dallas Street NE
Atlanta, Fulton County, Georgia 30308**

One Consulting Group, Inc. performed as the environmental team leader for construction activities on Phase I of the Atlanta Beltline's Clear Creek North Avenue Park. Our professionals managed OSHA HAZWOPER compliance for remediation of asbestos-containing materials and hazardous-material impacted soils. Prior to initiation of construction activities, we authored the groundwater pretreatment permit then designed and installed the groundwater treatment system required for excavation, groundwater dewatering, and corrective action at the Site. The treatment system successfully remediated 25,000,000 gallons of petroleum hydrocarbon and chlorinated-solvent impacted groundwater while retaining contaminated storm water on-Site during the 500-year storm event in September 2009.



Our professionals authored and implemented the Site's asbestos-abatement program, which without incident successfully removed over 50,000 yards of asbestos-containing material. We coordinated air-quality sampling, asbestos-abatement contracting, and construction excavation in accordance with applicable federal, state, and local laws, rules, and regulations. All hazardous and non-hazardous wastes leaving the Site were characterized, profiled, and properly disposed into the appropriate landfills.



During the course of the project, lead-impacted soils were discovered within the footprint of the planned Site construction activities. Our professionals managed -- without incident and on deadline -- the excavation, transport, and proper disposal of approximately 35,000 tons of lead-impacted soil, from both on-Site and off-Site. These activities and their safety programs were reviewed by the Georgia Environmental Protection Division and subsequently issued regulatory closure.

As a result of our ongoing work at the Site, One Consulting Group, Inc. was selected as a pre-qualified environmental consultant for the Atlanta Beltline, Inc. during May 2010.



Client contact and reference:

The Atlanta Beltline, Inc.
Kevin Burke
86 Pryor Street, Suite 200
Atlanta, Georgia 30303
(404) 880-4100
kburke@atlbeltline.org

**Atlanta Housing Authority
Roosevelt House Implosion
430 Centennial Olympic Park Drive
Atlanta, Fulton County, Georgia 30310**

One Consulting Group, Inc. performed as the environmental team leader for the demolition of the McDaniel Glenn Apartment Complex. Our professionals managed OSHA HAZWOPER compliance for abatement of significant quantities of hazardous building materials. Prior to demolition, we authored the hazardous building material surveys and abatement plans for 256 individual apartment units within two, seventeen-story, conjoined towers.



Our professionals authored and implemented the Site's asbestos-abatement program, which without incident successfully removed over 200,000 square feet of asbestos-containing materials from its structures. The successful implosion of the towers, seen above, was only the fourth of its kind in the city's history.

We performed air-quality sampling, compliance review, and clearance inspections while supervising the asbestos-abatement contracting and waste disposal in accordance with applicable federal, state, and local laws, rules, and regulations. All hazardous and non-hazardous wastes leaving the Site were characterized, profiled, and properly disposed into the appropriate landfills.



This project was located within the Georgia Institute of Technology Main Campus, directly adjacent to both Bobby Dodd Stadium and the student dormitories. During abatement and demolition activities, our professionals protected without incident the student body and general public.

As a result of our professionalism during abatement and implosion preparation, One Consulting Group was engaged by the Georgia Institute of Technology to monitor its directly adjacent, student dormitories during the tower implosion.

Our recommendations and work practices produced a 95% recycling rate of the Site's construction debris, enabling these materials to be eligible for safe reuse.



Client contacts and references:

SSD
Michael Gorman
5591 Peachtree Road
Chamblee, Georgia 30341
(770) 951.0404
mgorman@ssdco.us

Integral Property Management, LLC
Channing Henderson
171 Auburn Avenue, Suite L
Atlanta, Georgia 30303
(404) 224-1860
chenderson@integral-online.com

W. R. Grace
Zonolite Place Vermiculite Removal Action
1168 Zonolite Place
Atlanta, DeKalb County, Georgia 30306

This property was a asbestos-materials plant operated by W. R. Grace that refined raw vermiculite, an asbestos-containing mineral, into insulative construction products. This historical activity impacted the Site soil with friable, mineral-based asbestos fiber that created when disturbed an airborne environmental hazard for the surrounding commercial and residential communities. Before this property could be redeveloped into a public park, this environmental concern required extensive remediation while under community review and regulatory scrutiny. We provided the expertise to reduce resident concern and tension over asbestos handling so close to home.





Our professionals authored and implemented the Site's asbestos-abatement program, which without incident successfully removed over 50,000 yards of asbestos-containing material. We coordinated air-quality sampling, asbestos-abatement contracting, and construction excavation in accordance with applicable federal, state, and local laws, rules, and regulations. All hazardous and non-hazardous wastes leaving the Site were characterized, profiled, and properly disposed into the appropriate landfills.

Client contact and reference:

The Remedium Group, Inc.
Bob Marriam
6401 Poplar Ave., Suite 301
Memphis, Tennessee 38119
(901) 820-2023
Robert.R.Marriam@grace.com

ATTACHMENT
SAMPLE INSURANCE CERTIFICATE

ATTACHMENT FEE SCHEDULE

2023 FEE SCHEDULE

Personnel

Time spent on projects by personnel will be invoiced at the following rates:

Principal	\$175
Project Manager	\$100
Project Personnel	\$85
Staff Personnel	\$75
Technician, Draftsman, Laborer	\$65
Project Administrator	\$45

Over eight hours per day, on holidays, Saturday, and Sunday will be charged at the standard rate times one and one-half. Personnel time will be invoiced from portal to portal.

Mileage

Mileage will be invoiced for \$0.75 per mile.

Per diem

Meals and lodging will be invoiced for \$175 per day per person.

Equipment

Equipment will be provided at the following rates:

Photoionization Detector:	\$175 per day
Survey Equipment:	\$50 per day
Oil/Water Interface Probe:	\$125 per day
Water Level Meter:	\$55 per day
Scale (Accuracy: 0.01g):	\$25 per day

Project Expenses

Project expenses incurred, identifiable and not applicable to general overhead, such as but not limited to construction materials, supplies, shipping, reproduction, equipment rental, and subcontractors, will be invoiced at our cost plus fifteen percent.