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April 18, 2013

Brian Bilyeu
Stainlez/Cropland/Cleantec
3020 104th Lane NE
Blaine, MN 55449
Submitted via email:brianb@stainlez.com

RE: Proposal for Phase II Limited Subsurface Investigation
White Transfer & Storage, Inc.
503 Des Moines Street, Webster city, IA 50595

Mr. Bilyeu:

Background

Trileaf Corporation (Trileaf) is pleased to provide this work plan and cost estimate to perform a Phase II limited subsurface investigation at the subject site. The purpose of the proposed work is to determine if there has been a release of contamination to the soil or groundwater at the Property, as a result of either on-site activities or off-site activities. Trileaf has reviewed relevant portions of the email prepared by Brady Hosley with Bank of the West BOTW dated April 10, 2013.

Provided below is a summary of the April 10, 2013 email:

1. (Revised). A Phase II subsurface investigation sufficient to determine the presence of environmental contamination at the subject site is required. The investigation must include the items below.
 - 1.1. The proposed Phase II work plan, including a map of proposed sampling locations, and consultant qualifications must be submitted to BOTW ERM for review prior to commencing the work to ensure the proposed work meets the Bank's needs. The borrower must engage and manage the environmental consultant; BOTW lending officers and ERM personnel do not order Phase II work for loan origination projects.
 - 1.2.A. The scope of work must include sampling in the area of the recent temporary monitoring well installed on the southern boundary of the subject property,
 - 1.2.B. as well as the two former 1,000-gallon USTs (one gasoline, one diesel) removed in April 1995.
 - 1.2.C. Depending on the layout of the former bulk petroleum storage facility, if known, an additional must be considered in the general area of the former facility if the initial sampling location is not considered to be comprehensive enough to evaluate the former facility area.

1.3.A. Soil samples must be collected in native soil from each boring at a shallow depth just below the feature or area of interest,

1.3.B. and must also be collected from a deeper depth in the same boring.

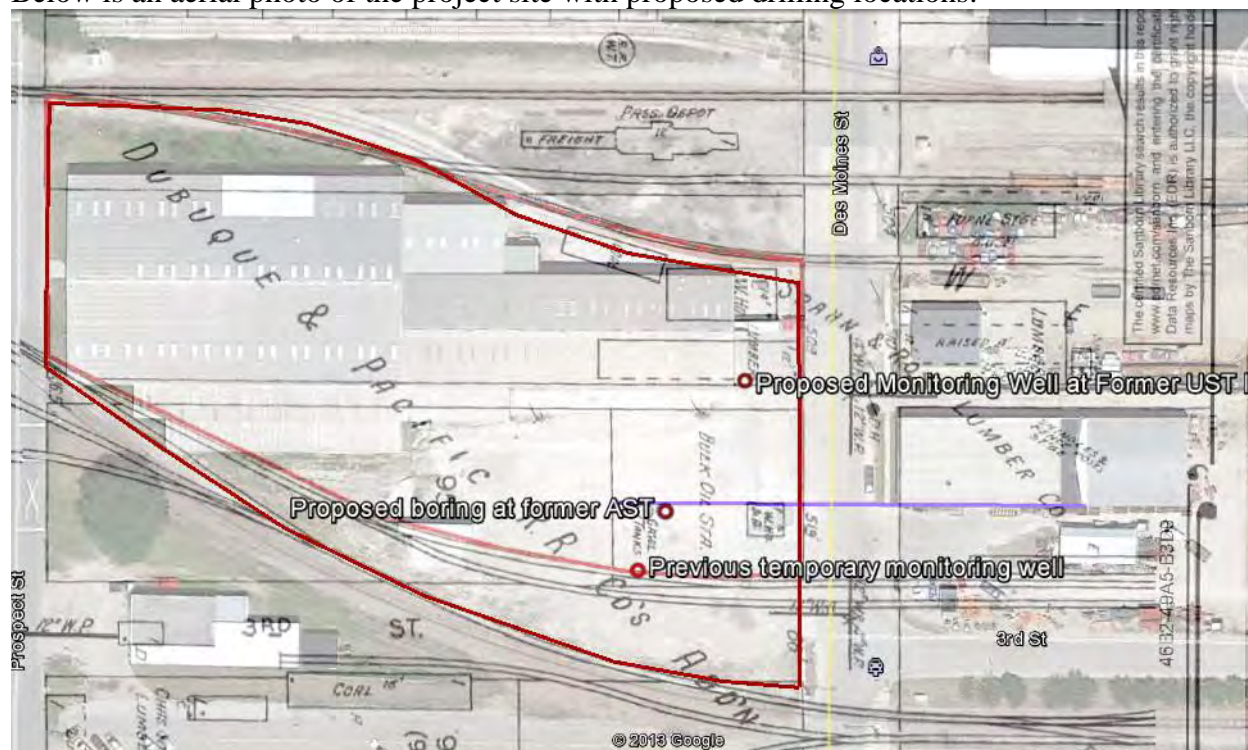
1.3.C. Filtered groundwater samples must be collected from a monitoring well that was constructed to State requirements.

1.4.A. Samples must be analyzed for total petroleum hydrocarbons (TPH) as gasoline, diesel and oil; volatile organic compounds (VOCs) and heavy metals.

1.4.B. Stepwise analysis may be employed to hold the deeper soil samples in reserve at the lab, and analyze them only if shallow soil samples contain contaminants (sample holding time criteria must met).

1.5. A final summary report describing rationale for boring locations, sample depths, sampling methods, soil and groundwater results, and a map showing sample locations must be submitted to BOTW ERM for satisfactory review. If contamination is found, the report should include estimated costs and timing for any remediation necessary to obtain agency case closure under the oversight of the applicable environmental agency, with the goal to obtain a case closure/ No Further Action letter. ERM may require additional Contingency Items or recommend Risk Mitigation Measures depending on the findings of the Phase II investigation.

Below is an aerial photo of the project site with proposed drilling locations:



1. Monitoring Well at former UST location would be 11 feet east and 5 feet north of southeast corner of current building.
2. Monitoring Well at Former AST/Bulk Storage would be 92 feet south of building and 110 feet west of curb.
3. Monitoring Well at previous temporary monitoring well will be within 5 feet of temporary well. Note: This temporary well location was moved north due to water main in the vicinity.

Phase II ESA (Limited) Scope of Work

The scope of proposed work shall be the following:

- Install three permanent monitoring well in the locations shown. The soil boring/monitoring wells will be drilled to 25 feet depth to determine if soil contamination is present per Brady Hosley with Bank of the West dated April 10, 2013 recommendations
- Conduct field screening of the soil cores for volatile organic hydrocarbons
- Collect two soil samples (shallow high PID and deeper sample in native soil) from each soil boring/monitoring well.
- Collect one groundwater sample per monitoring well one day after monitoring well installation to allow for sediment to settle. Note: Only the RCRA-8 Metals/EPA Methods 6010/7471 samples will be field filtered.
- Submit soil and groundwater samples to a certified laboratory for volatile organic compounds, Total Extractable Hydrocarbon as diesel and waste oil, lead, according to EPA Method 8260, EPA Method 8270, Iowa Method OA-2, RCRA-8 Metals/EPA Methods 6010/7471. Evaluate field observations and laboratory results.
- Compile data and submit Phase II assessment report.
- Properly abandon the Monitoring wells, and leave the soil cuttings on site for spreading by the site owner after the DNR, Bank of the West, and Stainlez/Cropland/Cleantec agree the monitoring wells may be abandoned.

Cost Estimate

Fees for these services will be as follows:

Phase II ESA (Limited)

1. Trileaf Mobilization (3 Mobilizations)	\$ 690.00
2. Water/Soil Analysis – of 5-10 business days.....	\$ 4,395.00*
3. Drilling/Probing Services.....	\$ 3,150.00
4. Monitoring Well Abandonment.....	\$ 600.00
5. Management and report	\$ 580.00
Total for Limited Phase II.....	\$ 9,415.00

*Standard turn around time, includes sample analysis equipment and field professional time

Schedule

Trileaf anticipates scheduling this project immediately upon receipt of an executed “Proposal Acceptance and Agreement” (attached). Drilling shall be scheduled at the earliest opening of drilling subcontractor, which is anticipated to be 3 to 7 days. Standard turnaround time for laboratory results is typically 5-10 business days. It is anticipated the report shall be submitted one to three business days following receipt of laboratory results. Trileaf understands the urgency of this project and it is our intention to complete the project as soon as possible. Cost estimates are valid for thirty days from the date of this proposal.

Trileaf shall not exceed these costs without prior authorization from Stainlez/Cropland/Cleantec (Brian Bilyeu). If you wish for us to proceed with this project, please execute and forward the “Proposal Acceptance and Agreement” page to this office. Trileaf appreciates this opportunity

and looks forward to a timely completion. If there are questions and/or concerns, please contact Todd Prevette or Eric Mueggenberg at (515) 635-0004.

Sincerely,
Trileaf Corporation



Eric J. Mueggenberg
Project Manager

PROPOSAL ACCEPTANCE AND AGREEMENT

Mr. Brian Bilyeu with Stainlez/Cropland/Cleantec authorizes Trileaf Corporation to perform the work described in the aforementioned proposal at the property located at 503 Des Moines Street in Webster City, Iowa. I / we agree to the work as outlined, to the costs, and to the attached Trileaf General Terms and Conditions.

Brian Bilyeu
Stainlez/Cropland/Cleantec

Date

TRILEAF CORPORATION
GENERAL TERMS AND CONDITIONS

SECTION 1: Scope of Work

TRILEAF™ (hereafter referred to as TRILEAF) shall perform the services defined in the contract and shall invoice the client for those services at the fee schedule rates. Any cost estimates stated in this contract shall not be considered as a firm figure unless otherwise specifically stated in this contract. If unexpected site conditions are discovered, the scope of work may change. TRILEAF will provide additional services at the contract fee schedule rate.

SECTION 2: Access to Sites

Unless otherwise agreed, the client will furnish TRILEAF with right-of-access to the site in order to conduct the planned investigation. TRILEAF will contact all public utilities for location of applicable underground utilities. TRILEAF will not be responsible for any private on-site utilities that cannot be located by the site owner. While TRILEAF will take reasonable precautions to minimize any damage to the property, it is understood by the client that in the normal course of work some damage may occur.

SECTION 3: Unanticipated Hazardous Materials

It shall be the duty of the client to advise TRILEAF of any known or suspected hazardous substances which are or may be related to the services provided. Such hazardous substances include but are not limited to products, materials, by-products, wastes or samples of the foregoing which TRILEAF may be provided or obtain performing its services or which exist or may exist on or near any premises upon which work is to be performed by TRILEAF's employees, agents or subcontractors. If during the course of providing services TRILEAF observes or suspects the existence of unanticipated hazardous materials, TRILEAF may at its option terminate further work on the project and notify client of the condition. Services will be resumed only after a re-negotiation of scope of services and fees. In the event that such re-negotiation cannot occur to the satisfaction of TRILEAF, TRILEAF may at its option terminate this contract. It is understood and agreed that TRILEAF is not, and has no responsibility as a handler, generator, operator, treated or storer, transporter or disposer of hazardous or toxic substances found or identified at a site.

SECTION 4: Reports and Invoices

TRILEAF will furnish up to three (3) copies of the report to the client. Additional copies will be furnished at the expense of the client. TRILEAF will submit invoices to the client monthly and a final bill upon completion of services. Payment is due upon presentation of invoice and is past due thirty (30) days from the invoice date. Client agrees to pay a finance charge of one and one-half percent (1 1/2%) per month, but not exceeding the maximum rate allowed by law on past due accounts.

SECTION 5: Ownership of Documents

All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by TRILEAF as instruments of service, shall remain the property of TRILEAF unless there are other contractual agreements.

SECTION 6: Confidentiality

TRILEAF shall hold confidential all business or technical information obtained from the client or his affiliates or generated in the performance of services under this agreement and identified in writing by the client as "confidential", TRILEAF shall not disclose such information without the client's consent except to the extent required for 1)Performance of services under this agreement; 2) Compliance with professional standards of conduct for preservation of public safety, health, and welfare; 3) Compliance with any court order or other governmental directive and/or 4) Protection of TRILEAF against claims or liabilities arising from performance of services under this agreement. TRILEAF's obligations hereunder shall not apply to information in the public domain or lawfully acquired on a non-confidential basis from others.

SECTION 7: Standard of Care

Services performed by TRILEAF under this Agreement will be conducted in the manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made or intended by the proposal for consulting services or by furnishing oral or written reports of the findings made.

The client recognizes that subsurface conditions may vary from those encountered at the location where borings, surveys, or explorations are made by TRILEAF and that the data, interpretations, and recommendations of TRILEAF are based solely upon the data available to TRILEAF. TRILEAF will be responsible for the data, interpretations, and recommendations, but shall not be responsible for the interpretation by others of the information developed.

SECTION 8: Limitation of Liability

The client agrees to limit TRILEAF's liability to the owner and all construction contractors and subcontractors on the project arising from TRILEAF's professional acts, errors, or omissions, such that the total aggregate liability of TRILEAF to all those named shall not exceed \$50,000 or TRILEAF's total fee for the services rendered on this project, whichever is greater.

SECTION 9: Insurance and Indemnity

TRILEAF represents that it and its staff are protected by worker's compensation insurance and that TRILEAF has such coverage under public liability and property damage insurance policies which TRILEAF deems to be adequate. It is the policy of TRILEAF to require certificates of insurance from all consultants or subcontractors employed by TRILEAF. Certificates for all such policies of insurance will be provided to client upon request in writing. Within the limits and conditions of such insurance, TRILEAF agrees to indemnify and save client harmless from and against any loss, damage, injury, or liability arising out of the negligence of TRILEAF or its subcontractors. TRILEAF shall not be responsible for any loss, damage, or liability arising from any acts by the client, its agents, staff, or other consultants employed by others.

TRILEAF's compensation hereunder is not commensurate with the potential risk of injury or loss that may be caused by exposures to pollution, hazardous waste, or toxic or other dangerous substances or conditions. Accordingly, except as expressly provided in this contract, the client waives any claim against TRILEAF and liability, or defense cost for injury or loss sustained by any party from such exposures allegedly arising out of or related to TRILEAF's performance or services hereunder.

SECTION 10: Termination

This Agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, TRILEAF shall be paid for services performed to the termination notice date plus reasonable termination expenses. Expenses of termination or suspension shall include all direct costs of TRILEAF required to complete analyses and records necessary to complete its files and may also include a report of the services performed to the date of notice of termination or suspension.

SECTION 11: Precedence

These Standards, Terms, and Conditions shall take precedence over any inconsistent or contradictory provisions contained in any proposal, contract, purchase order, requisition, notice to proceed, or like document regarding TRILEAF's services.

TRILEAF CORPORATION- Statement of Qualification (SOQ) **For Commercial Property Lenders/Brokers/Buyers**

1. Firm Overview

- History

TRILEAF was founded in 1992 in St. Louis, Missouri. TRILEAF has been serving the commercial real estate sector with highly professional and cost effective environmental solutions nationwide. Trileaf has been an Inc. 500 award in 1998 for outstanding 5 year growth. TRILEAF has grown to include additional staffed offices with a wide range of environmental professionals. Trileaf is set apart from other national environmental firms by self-performing all environmental due diligence.



- Business direction

TRILEAF specializes in serving a large number of small environmental projects across the country for nationwide and regional clients. We outperform every competitor for communication, cost and effective solutions. We are very good at what we do. Trileaf has a standard Phase I ESA report delivery time of 10 business days, and a promise of no more than 15 business days. We frequently meet client's special needs to deliver final reports in much less time. The standard delivery time for a Record Search with Risk Assessment (RSRA) is 2-3 business days.

2. Regional Representation



3. Services Offered

a. Record Search With Risk Assessment (RSRA)

Trileaf's RiskCheck Plus (RSRA) provides the best option for fulfilling SBA's requirement for an environmental "Records Search With Risk Assessment" (RSRA). Commercial lenders also utilize this report for non-SBA loans as an effective environmental screening tool.



b. Transaction Screen Assessment (TSA)

Trileaf conducts TSA's that meets the requirements of ASTM Standard E1528-06 which includes site walkover, radius search, historical research and final report.



c. Phase I Environmental Site Assessment (ESA)

Trileaf conducts Phase I ESA's that meets the requirements established by The Environmental Protection Agency (EPA) Final Rule, "Standards and Practices for All Appropriate Inquiries" (AAI), 40 CFR Part 312 and ASTM Standard E1527-05 which includes site walkover, radius search, historical research and final report.

d. Phase II Environmental Site Assessment (ESA)

Trileaf conducts Phase II ESA's that meets the requirements of ASTM Standard E1903-11 which includes work plan development, site investigation, drilling and sampling (as required), laboratory analysis, data review and final report.



e. Property Condition Assessment (PCA)

Trileaf conducts PCA's that meets the requirements of ASTM Standard E2018-08 which includes site walkover, local authority consultation, identification and tabulation of equipment and structural elements of building and improved areas, calculation of maintenance and repair costs, and final report.

f. Site Remediation and Monitoring for Corrective Action

Trileaf has nationwide experience designing, installing, maintaining and monitoring corrective actions for soil and groundwater contamination as well as other types of site closure activities.



g. Asbestos Containing Materials (ACM) and Lead Based Paint (LBP) Assessment

Trileaf conducts initial and post remediation ACM and LBP testing for all types of applications, especially as part of a routine commercial property transaction. ACM and LBP services include initial through post-remediation confirmation sampling, and always involves, site inspection, sample collection, laboratory analysis of air and surface samples, data evaluation and final report preparation.



h. Indoor Air Quality (IAQ) and Mold Assessment

Trileaf is a national leader in the evaluation of commercial Property for mold and fungal intrusion as a result of water damage or poor indoor air quality due to improper ventilation or construction practices. IAQ services include initial through post-remediation confirmation sampling, and always involves, site inspection, sample collection, laboratory analysis of air and surface samples, data evaluation and final report preparation.



4. Regional Organization

Central Region, Corporate Headquarters

10845 Olive Blvd, Suite 310
St. Louis, MO 63141-7760

(314) 997-6111



Eastern Region Headquarters

841 East Fort Avenue, #217
Baltimore, MD 21230

(478) 731-5316

Iowa Great Plains Headquarters

2501 SE Tones Drive, Suite 700
Ankeny, IA 50021



(515) 635-0004

Great Lakes Region Headquarters

1821 Walden Office Square
Schaumburg, IL 60173



(630) 227-0202

East Region Headquarters

2700 Westhall Lane, Suite 200
Maitland, FL 32751



(407) 660-7840

Southwest Region Headquarters

3317 S. Higley Rd., Ste 114-453
Gilbert, AZ 85297



(480) 717-7850

Northwest Region Headquarters

108 SW 32nd Street, #1607
Federal Way, WA 98023



(206) 304-3390

Note: Brief resumes follow for some of the environmental professional who may to be in a supervisory role on environmental due diligence projects.



WILLARD RODGERS II

CENTRAL REGION, CORPORATE HEADQUARTERS

Education

M.S. Geospatial Sciences in Geography and Geology
B.S. Geography / Environmental Science and Policy
Southwest Missouri State University
Springfield, Missouri

Fields of Special Competence

Mr. Rodgers specializes in the preparation of Phase I and Phase II Environmental Site Assessments for clients who wish to investigate potential environmental concerns at proposed development sites and satisfy CERCLA liability requirements. Mr. Rodgers also specializes in the investigation of petroleum contamination at underground storage tank sites.

Experience

Mr. Rodgers has more than seven years of experience performing Phase I and Phase II Environmental Site Assessments for properties in several states. Assessment research experience has involved multiple personal interviews and the collection and synthesis of cartographic, remotely sensed, geologic, soil, groundwater, legal, land use history, and environmental contamination data for each project. Mr. Rodgers has performed a wide range of work related to underground storage tank sites including site investigation activities and the preparation of work plans, cost estimates, site characterization, monitoring, and risk assessment reports, and reimbursement packages. Additional experience includes watershed assessments involving the collection, description, and geochemical analysis of stream sediment samples and the evaluation of riparian corridor vegetation and stream bank stability parameters.

Certifications/Affiliations

Hazardous Waste Operations and Emergency Response (40 Hour HAZWOPER) Certification
MDNR - Missouri Well Drillers Permit
MRBCA (14 Hour) Risk Assessment Training
AHERA Asbestos Building Inspector Training
MDNR Vapor Intrusion Risk Assessment Training



WILLIAM A. BATES

CENTRAL REGION, CORPORATE HEADQUARTERS

Education

B.A. in Biology
Minor in Archaeology
Boston University

Fields of Special Competence

Mr. Bates specializes in performing site reconnaissance, extensive background research, sampling, and report preparation for Phase I Environmental Site Assessments (ESA), Phase II ESAs, National Environmental Policy Act (NEPA) reports, Environmental Assessments (EA), Nationwide Programmatic Agreement (NPA) site reviews, Indoor Air Quality (IAQ) assessments, and Migratory Bird Evaluations utilizing broad professional resources. Mr. Bates has a background in both biology and archaeology, providing critical knowledge of both environmental and historical resource considerations.

Experience

Mr. Bates has experience performing background research, site inspections, species surveys, and soil and groundwater sampling for Phase I and Phase II ESAs, NEPA site reviews, Environmental Assessments, NPA site reviews, Indoor Air Quality assessments, and Migratory Bird Evaluations. He has conducted research, mapping, and state agency correspondence activities for wireless communications and commercial development projects throughout United States. Mr. Bates has researched aerial photography, historic topographic maps, National Wetland Inventory maps, Federal Emergency Management Agency Flood Insurance Rate Maps, Historic Sanborn Fire Insurance maps, and city directories associated with Phase I ESAs and NEPA site reviews. Further, Mr. Bates has researched wildlife considerations via the United States Fish and Wildlife Service, along with various state-level conservation agencies, and has performed wildlife surveys via Migratory Bird Evaluations and Informal Biological Assessments. Mr. Bates has written Phase I ESAs, NEPA Assessments, EAs, NPA site reviews, IAQs, Migratory Bird Evaluations, and other associated environmental reviews.

Certifications/Affiliations

40-hour OSHA Hazardous Waste Site Operations Training with 8-hour updates
Mold Assessment Consultant – State of Texas – License #MAC1222; expires 1/26/2014
Certified Mold Assessor – State of Florida – License #MRSA528; expires 7/31/2012
National Association of Environmental Professionals



MATTHEW BASCH

CENTRAL REGION, CORPORATE HEADQUARTERS

Education

B. S. Environmental Science with an Emphasis in Geology
Southeast Missouri State University

Fields of Special Competence

Mr. Basch specializes in environmental soil science including soil sampling, contaminated soil analysis and environmental remediation. Mr. Basch also specializes in mold and indoor air quality testing and asbestos testing for commercial and residential properties. Mr. Basch also has knowledge associated with remote sensing and GIS technologies including hyper-spectral analysis. He has further specialized in performing Phase I, Phase II, and NEPA Environmental Assessments for wireless communications projects and commercial properties.

Experience

Mr. Basch has significant experience performing Phase I and Phase II Environmental Site Assessments, mold and indoor air quality inspections and asbestos inspections. Mr. Basch has researched aerial photography, city directories, historic topographic maps and title information associated with Phase I Environmental Assessments. He has also corresponded with state environmental regulators in various states for the purpose of Phase I and Phase II Environmental Site Assessments.

Mr. Basch also has experience performing NEPA reviews for wireless communications projects. He has conducted research, mapping and state agency correspondence activities for projects located in multiple Midwestern states. He has also conducted site inspections and performed historic architectural reviews in accordance with Section 106 of the National Historic Preservation Act.

Mr. Basch is also experienced in performing mold and indoor air quality assessments on commercial and residential properties. He is also a certified asbestos inspector.

Certifications/Affiliations

40-hour OSHA Hazardous Waste Site Operations Training with 8-hour updates
ASTM Environmental Site Assessment for Commercial Real Estate
Geological Society of America
Certified Asbestos Inspector #7011061807MOII12911



GEMILO RESABA JR.

CENTRAL REGION, CORPORATE HEADQUARTERS

Education

B. S. Molecular Biology
Minor in Chemistry
University of Illinois at Urbana-Champaign

Fields of Special Competence

Mr. Resaba specializes in environmental remediation and state and federal environmental regulations and in the preparation and writing of Phase I, and Phase II Environmental Site Assessments (ESA), as well as groundwater well installation and monitoring for clients who wish to investigate potential environmental concerns at proposed development sites and satisfy CERCLA liability requirements. Further specialization includes NEPA, Section 106, Environmental Assessment / Due Diligence, and Migratory Bird Evaluation reports for wireless communications tower projects. In addition, Mr. Resaba also specializes in Indoor Air Quality Assessments and Remediation Confirmation reporting.

Experience

Mr. Resaba has 6 years of experience in site visits and report writing for Phase I and Phase II ESA's for properties in the majority of states including several hundred cellular towers and antenna mounted buildings, as well as service stations, factories, and warehouses. In addition, Mr. Resaba has supervised drilling activities for Phase II ESA's, as well as reviewing NEPA and Section 106 reports.



HOWARD HORWITZ

CENTRAL REGION, CORPORATE HEADQUARTERS

Education

M.S. – Environmental Land Use Planning
University of Colorado, Denver, CO

B.S. – Environmental Studies
University of Kansas, Lawrence, KS

Fields of Special Competence

The primary responsibility of Howard Horwitz is to research and analyze the physical, social, and environmental conditions in which a project occurs. This is achieved by providing clients with a comprehensive understanding of the long term environmental consequences as a result of their proposed project. Mr. Horwitz can further assist clients in fulfilling the legal and regulatory requirements necessary for project approval or to achieve regulatory compliance with local, state and federal regulations.

Experience

He has been involved in a wide range of environmental projects including the preparation of National Environmental Policy Act (NEPA) documentation (environmental assessments, environmental impact statements, etc.), environmental assessment of transportation corridors, fiber-optic, mitigation plans, Major Investments Studies (MIS), wetland delineation/technical reports, Phase I environmental site assessments, permitting, natural resource management plans, Storm Water Pollution Prevention plans, SWPPP site inspections and major transportation investment analysis reports. He has the thorough understanding of current environmental regulations and can assess an environmental problem and describe the appropriate response in the proper regulatory context.

Related Experience

- *Level 3 Communications*, Corridor Environmental Assessment for the installation of a buried fiber-optic line along a railroad corridor from St. Louis, Missouri to Chicago, Illinois.
- *MoDOT*, Major Investment Study for the Route 100 expansion from Wildwood, Missouri to Washington, Missouri.



PROFESSIONAL RESUME

TODD PREVETTE

GREAT PLAINS REGION HEADQUARTERS

Education

B.S., Geology, University of Illinois 1984

Fields of Special Competence

Mr. Prevette has experience working with petroleum underground storage tank (UST) projects and agricultural chemical projects throughout the Midwestern United States: soil and ground water sampling, UST removal, soil excavation, installation of soil borings, and ground water monitoring wells. Mr. Prevette has also conducted subcontractor supervision, groundwater modeling, remediation system design, installation and operation and maintenance. Mr. Prevette's remediation experience includes air sparge/soil vapor extraction, free product recovery, and bio-remediation. Mr. Prevette has been involved in several types of reporting including: Tier 1, Tier 2 and Site Monitoring Reports, free product recovery reports, over-excavation reports, Phase I and Phase 2 Environmental Assessment Reports, NEPA Reports and the preparation of Section 106 Reports. Mr. Prevette has significant experience with secondary containment design and construction for agricultural chemical sites, and significant experience with air quality monitoring and modeling.

Mr. Prevette has over 25 years of experience in regulatory compliance of various types, and significant experience with wireless communications towers. He coordinates state and federal agency inquiries for National Environmental Policy Act (NEPA) reports which includes: research for Section 106 compliance, identifying potential issues with endangered species, flood plains, wetlands, Native American lands, historic properties and archaeological sites. Mr. Prevette has significant experience in water well exploration and drilling techniques.

Experience

Mr. Prevette's project experience includes NEPA reviews, UST and AST closure; Phase I and Phase II assessment; remediation system design, installation, operation and maintenance; emergency response; air and wastewater permitting; hazardous waste management; risk based corrective action (RBCA) site closure; air emission modeling; and advanced contaminant transport analysis. Mr. Prevette has worked with multiple regulators in multiple states to achieve project closures as efficiently as possible.

Certifications and Affiliations

40-Hour OSHA Hazardous Waste Site Operations Training



PROFESSIONAL RESUME

JARAD PRESCOTT, EIT

GREAT PLAINS REGION HEADQUARTERS

Education

B.S., Civil Engineering, with an Environmental Emphasis, Iowa State University, 2002

Fields of Special Competence

Mr. Prescott's educational background includes several types of engineering courses, physics, geology, hydrogeology, biology and mathematics. Mr. Prescott has experience working with petroleum underground storage tank (UST) projects throughout Iowa and Kansas. Mr. Prescott has worked on all phases of petroleum UST work including: soil and ground water sampling, UST removal, soil excavation, installation of soil borings, and ground water monitoring wells. Mr. Prescott has also conducted subcontractor supervision, groundwater modeling, remediation system design, installation and operation and maintenance. Mr. Prescott's remediation experience includes air sparge/soil vapor extraction, free product recovery, and bio-remediation. Mr. Prescott has been involved in several types of reporting including: Tier 1, Tier 2 and Site Monitoring Reports, free product recovery reports, over-excavation reports, Phase I and Phase 2 Environmental Assessment Reports, NEPA Reports and the preparation of Section 106 Reports.

Mr. Prescott has almost 7 years of experience in regulatory compliance of wireless communications towers. He coordinates state and federal agency inquiries for National Environmental Policy Act (NEPA) reports which includes: research for Section 106 compliance, identifying potential issues with endangered species, flood plains, wetlands, Native American lands, historic properties and archaeological sites.

Experience

Mr. Prescott has expertise with all aspects of UST fieldwork. He has been responsible for remediation systems installation, monitoring and maintenance, enhanced bio-remediation through injection of hydrogen peroxide and microorganisms, monitoring well installation, soil, vapor, and groundwater sample collection, receptor surveys, land surveying, soil boring logging, well abandonment, and free product recovery. Mr. Prescott's report writing experience includes Site Monitoring Reports, Revised Tier 2 Reports, Tank Closure Reports, Free Product Reports, Phase I Reports, Phase II Reports and the performance of Tier 1 reports.

Certifications and Affiliations

EIT Certificate

40-Hour OSHA Hazardous Waste Site Operations Training

8-Hour OSHA Annual Training



ERIC J. MUEGGENBERG, P.G., C.G.P.

GREAT PLAINS REGION HEADQUARTERS

Education

Bachelor of Science, Geology, 2002, Iowa State University, Ames, IA

Fields of Special Competence

Prior to working for Trileaf, Mr. Mueggenberg reviewed Tier 1, Tier 2, and Site Monitoring Reports for the Iowa Department of Natural Resources, LUST section. During the time working for the Iowa Department of Natural Resources, Mr. Mueggenberg has reviewed thousands of reports and provided deficiencies needing corrective action on some of the submitted Tier 1, Tier 2, and Site Monitoring Reports.

Experience

Mr. Mueggenberg conducts field services and collection of field data for due diligence environmental site assessments, risk based corrective action assessments, and subsurface condition assessment. His relevant experience includes conducting field activities in conjunction with intrusive and non-intrusive investigations for assessing nature and extent of potentially hazardous subsurface contamination, preparing written reports, and providing technical guidance for environmental projects. Field activities include drilling operations, soil and groundwater sampling, remedial system maintenance, aquifer testing, AHERA asbestos surveys, air monitoring, and Lead Base Paint X-Ray Florescence sample collection.

Trileaf performs site assessments, site monitoring, and free product monitoring for Leaking Underground Storage Tank (LUST) sites throughout Iowa. Mr. Mueggenberg prepares and submits required documents to the Iowa Department of Natural Resources for review, acceptance, and further requirements. Currently he is managing 15 LUST sites in Iowa and they include; free product monitoring, site monitoring reporting, Tier 1 reporting, and Tier 2 reporting.

Certifications/Affiliations

40-hour OSHA Hazardous Waste Site Operations Training with 8-Hour Updates

Certified Groundwater Professional, Iowa, #1993

Certified Lead Inspector/Risk Assessor, Certification #: IA2008-INSP-0094

Asbestos Inspector, Iowa # 08-4475I

Professional Geologist, Nebraska # G-0337

Environmental Professionals of Iowa (EPI)

Iowa Ground Water Association (IGWA)



STEPHANIE A. HENZI, EIT

GREAT PLAINS REGION HEADQUARTERS

Education

B.S., Environmental Engineering, 1998
Montana Tech
Butte, Montana

Fields of Special Competence

Ms. Henzi's educational background includes several types of engineering courses, physics, chemistry, geology, hydrogeology/hydrology, biology/ecology, hazardous waste treatment, land reclamation, risk analysis and pollution prevention. Ms. Henzi has been involved in RCRA, Superfund and voluntary site remedial actions including regulatory compliance, work plan development, sampling, remediation, disposal, completion reports and five-year reviews. In addition, Ms. Henzi has written air quality permits for a variety of industries.

Experience

Ms. Henzi has over 10 year of experience performing site reconnaissance, field work & sampling, background research, and report preparation for Phase I Environmental Site Assessments, RCRA remedial action plans and site completion reports on various sites. Ms. Henzi also has experience in permitting, monitoring and reporting for soil, water and air.

Certifications and Affiliations

40-Hour OSHA Hazardous Waste Site Operations Training
EIT Certificate
Environmental Professionals as defined by EPA's "All Appropriate Inquiries" Rule



KEN BANASZEK

GREAT LAKES REGION HEADQUARTERS

Education

B.S. Civil Engineering, Christian Brothers University, Memphis, TN

Fields of Special Competence

A hands-on environmental professional with a successful history of identifying, closing and managing large complex projects.

- Provided environmental advisory services to law firms, private and public entities.
- Assembled, trained, developed and led multimedia EH&S audit teams for aerospace, defense, industrial, chemical and energy customers. Identified ways to continually improve the audit process.
- Directed Air Permitting, Indoor Air Quality, RI/FS, SPCC, ODCP, SWPP and regulatory compliance projects for commercial and industrial customers.
- Managed more than 250 Due Diligence Projects annually in all 50 U.S. States, U.S. Protectorates, Canada and Mexico.
- Managed more than 50 Property Condition Assessments / Property Needs Assessments annually for commercial, municipal, affordable housing and not for profit customers.

Experience

TRC Solutions- Program Manager

Shaw Environmental, Inc.- Client Program Manager

IT Corporation- Director Midwest Operations

Chemical Waste Management- Project Manager & Environmental Compliance Officer

USEPA- On-Scene Coordinator - Superfund

Certifications and Affiliations

OSHA 29 CFR 1910.120 e "HAZWOPER"

Founding Member, Chicago Chapter of Certified Hazardous Materials Managers (CHMM)

Member, Solid Waste Association of North America (SWANA)

Member, Industrial Water, Waste & Sewage Group (IWWSG)

Founding Member, Midwest Environmental Association (MEA)



MARK NEUSES

GREAT LAKES REGION HEADQUARTERS

Education

B.S. Biology 1999
Illinois State University
Bloomington-Normal, Illinois

Fields of Special Competence

Mr. Neuses specializes in managing/performing Phase I & II Environmental Site Assessments as well as Asbestos Containing Materials Building Inspections for demolition projects.

Experience

Mr. Neuses specializes in managing/performing Phase I & II Environmental Site Assessments and ACM Building Inspection projects as well as various commercial / industrial projects over the past 11 years. Mr. Neuses' past experience and educational background qualify him as an Environmental Professional as defined by EPA's 'All Appropriate Inquiries' Rule.

Mr. Neuses has experience working with a multitude of petroleum underground storage tank (UST) projects. Mr. Neuses has worked on many phases of petroleum UST projects including soil and groundwater sampling, site strategy development, groundwater modeling, reporting, and project closure as well as drycleaner facility assessments and remediation projects.

Additionally, Mr. Neuses also has extensive experience with environmental report and regulatory database reviews. Mr. Neuses' experience also includes assistance with wetlands delineation.

Certifications/Affiliations

40-hour OSHA Hazardous Waste Site Operations Training and Annual Refreshers
Environmental Professional as defined by EPA's 'All Appropriate Inquiries' Rule
ASTM Environmental Site Assessments for Commercial Real Estate
IDPH Certified Asbestos Containing Materials Building Inspector
40-hour Army Corps of Engineers Wetland Delineation Training Program



ALAINA McDAVID

GREAT LAKES REGION HEADQUARTERS

Education

B.S. Zoology – 2007
Miami University
Oxford, Ohio

M.S. Environmental Science: Ecology Concentration – 2009
Indiana University
Bloomington, Indiana

Fields of Special Competence

Ms. McDavid currently specializes in performing and managing Phase I Environmental Site Assessments and NEPA compliance for wireless communications projects, as well as Indoor Air Quality Assessments.

Experience

Ms. McDavid has experience performing soil and groundwater sampling as well as air monitoring.

Additionally, Ms. McDavid has experience performing wetland delineations and GIS mapping.

Certifications/Affiliations

Indoor Air Quality Assessment Training
40-hour OSHA Hazardous Waste Site Operations Training
Member of the Illinois Association of Environmental Professionals
Member of the Society of Wetland Scientists



DOUGLAS N. BUTLER

EAST REGION HEADQUARTERS

Education

B. S. of Science in Fisheries and Wildlife
Minor in Biology
University of Missouri – Columbia

Fields of Special Competence

Mr. Butler specializes in Phase I and Phase II Environmental Site Assessments (ESA), National Environmental Protection Act (NEPA), Nationwide Programmatic Agreement (NPA), Indoor Air Quality (IAQ) and remediation by high vacuum extraction. Mr. Butler also specializes in the characterization testing of soil; data entry of different variables collected; the capture/recapture of small mammals and wetland identification and delineation. Further specialization includes surveying crop fields for filter strips and the identification and classification of aquatic insects.

Experience

As a key manager, Mr. Butler has extensive experience on the subject matters of environmental due diligence and FCC regulatory compliance. Doug's 11 years' of experience in performance and oversight of related projects have yielded him broad insight into environmental issues associated with the wireless telecommunications and commercial real estate industries.

Mr. Butler also has experience in soil characterization testing which included particle size determination, carbon and nitrogen percentage, PH testing, and cation exchange capacities. Mr. Butler has further experience in small mammal research which includes data entry, capture/recapture of small mammals and forest regeneration. While with the Missouri Department of Conservation (MDC), Mr. Butler surveyed land for the Wetland Restoration Program, surveyed crop fields for filter strips, and performed eradication of noxious weeds with herbicides. At the University of Missouri – Department of Entomology, Mr. Butler identified and classified aquatic insects from streams of the Missouri Ozark Regions.

Certifications/Affiliations

40-Hour OSHA Health and Safety Training
8-Hour OSHA Health and Safety Refresher Training
USACE Wetland Delineation and Management
Environmental Professional (EP) as defined by ASTM Standard E-1527-05 (AAI)
Indoor Air Quality/Mold Assessment Specialist



DOUGLAS A. JANETTE

SOUTHWEST REGION HEADQUARTERS

Education

B.S. Civil and Environmental Engineering
Duke University
Durham, North Carolina

Fields of Special Competence

Mr. Janette has extensive experience working with petroleum underground storage tank (UST) projects throughout the Midwest. Mr. Janette has worked on all phases of petroleum UST work including soil and ground water sampling; UST removal; soil excavation; installation of soil borings and ground water monitoring wells; subcontractor supervision; site strategy development; groundwater modeling; preparation of work plans, cost estimates, reports and reimbursement applications; remediation system design, installation, operation and maintenance; and project management. Mr. Janette's remediation design experience includes dual phase extraction, air sparge/soil vapor extraction, free product recovery, enhanced fluid recovery, and oxygen release compound (ORC) injection.

Mr. Janette also specializes in NEPA reviews. He has managed over 900 NEPA projects including research of endangered species, wildlife preserves, and structures listed or eligible for listing on the NRHP, Native American lands, flood plains, and wetlands. Mr. Janette's NEPA experience includes Phase I and Phase II environmental reviews, Architectural and Archaeological research, and preparation of Section 106, NEPA, and Environmental Assessment Reports.

Experience

Mr. Janette's project experience includes NEPA reviews, UST and AST closure; Phase I and Phase II assessment; remediation system design, installation, operation and maintenance; emergency response; air and wastewater permitting; hazardous waste management; risk based corrective action (RBCA) site closure; air emission modeling; and advanced contaminant transport analysis. Mr. Janette has worked with multiple regulators in multiple states to achieve project closures as efficiently as possible.

Certifications/Affiliations

40-hour OSHA Hazardous Waste Site Operations Training with 8-Hour Updates
Missouri DNR – Well Drillers and Pump Installers Permit
ASTM Environmental Site Assessment for Commercial Real Estate
Professional Engineer (Missouri and Illinois)

5. Sample of Trileaf National Clients By State

CDC, Lender, Broker and Developer References (partial list)

Arizona

The Bank of Las Vegas/Southwest Capital
Commercial Investment Advisors
Southwest Capital Bank/The Bank of Las
Vegas/Crosspoint Capital

California

Bay Area Development Company
OBDC Small Business Finance
Celtic Bank
Plumas Bank
Granite Escrow
Meadows Bank
Pegasus Investments
Acer Capital Group
Vantex Mortgage Group, Inc

Colorado

Evolve Bank
Guaranty Bank and Trust Company
Great Western Bank
Home State Bank

Florida

Paradise Bank
C1 Bank
Mercantile Capital Corporation

Georgia

noabank
Signature Bank of Georgia

Hawaii

Hawaii Community Reinvestment
Corporation
HEDCO LDC

Indiana

Indiana Business Bank

Iowa

Iowa Business Growth Company
Corp. for Economic Develop./Des Moines
E.C.I.A.
Ames Community Bank
VisionBank, office of Ames Community Bank
Clear Lake Bank & Trust
MidWestOne Bank
First Federal Iowa
Principal Investments
AVIVA Investors North America
Mutual of Omaha Bank
Bankers Trust Company

Kentucky

Community Ventures Corporation
Traditional Bank, Inc.

Louisiana

Regional Loan Corporation (RLC)
Gulf Coast Bank & Trust Company
Whitney/Hancock Banks

Maryland

Regal Bank & Trust

Massachusetts

OCTANT Business Services, LLC

Michigan

Economic Development Foundation

Minnesota

Central Minnesota Development Company
Prairieland EDC
504 Corporation
Twin Cities-Metro CDC
SPEDCO

Provincial Bank
Reliance Bank
21st Century Bank
Woodlands National Bank
Citizens Bank Minnesota
21st Century Bank
First PREMIER Bank
Village Bank
First Farmers & Merchants State Bank
Merchants Bank Winona
University Bank
First Independent Bank
First National Bank
Highland Bank
First National Bank Elk River
United Prairie Bank
First State Bank Southwest
Bank Vista
First Advantage Bank
Flagship Credit Services, LLC

Missouri

EDC Loan Corporation
St. Louis County Economic Council
Cass Commercial Bank
Commerce Bank
First National Bank of St. Louis
Royal Banks of Missouri
Anheuser-Busch Employees Credit Union
Enterprise Bank & Trust
Business Bank of St. Louis
St. Louis Bank
Community Bank of Raymore
Capstone Financial Solutions
Westwood Net Lease Advisors

Montana

Granite Mountain Bank

New Mexico

Enchantment Land CDC

Nebraska

Bankers Trust Company

American National Bank

Nevada

Plaza Bank
Meadows Bank

New Jersey

DREXEL REALTY GROUP, INC.

New York

New York Business Development Corp.
CSFC Management Company LLC

North Carolina

BEFCOR
Self-Help Ventures Fund
Bank of America Merrill Lynch
Hospitality Finance Solutions, Inc.

North Dakota

Lewis and Clark CDC
Dakota CDC

Ohio

CountyCorp Development
Lake County Small Business Assistance Corp
Mahoning Valley Economic Development
Corporation
Clark County Development Corporation
Horizon Certified Development Company
Cortland Banks
Cedarwood Development, Inc.

Oklahoma

Peoples Bank & Trust Co.

Oregon

West Coast Bank

South Dakota

Dakota Business Finance
Great Western Bank
CorTrust Bank
First Dakota National Bank
The First National Bank in Sioux Falls

Tennessee

Franklin Synergy Bank
First Century Bank
Wells Fargo Bank N A
First State Bank
Hollingsworth Capital Partners

Texas

Capital CDC
First Bank Texas

Utah

Celtic Bank
Southwest Community CU, Chartway FCU

Virginia

Business Finance Group, Inc.
Tidewater Business Financing Corp.
Langley Federal Credit Union
First Citizens Bank

Wisconsin

Associated Bank, NA

Other National Due Diligence Clients

Advance Auto Parts- Phase I / II ESA's, indoor air quality and asbestos surveys for real estate nationwide.

AT&T Mobility, Various Nationwide- Phase I AAI, NEPA permitting, Asbestos, lead, 400 sites/year, all 50 states and Puerto Rico.

AVIVA Investors North America- Phase I ESA's for troubled assets nationwide.

Cassidy Turley / Edward Jones Investments- Indoor Air Quality, Pre-Lease Assessment, Due Diligence, 200 sites/year, all 50 States and Canada

Colliers International - Indoor Air Quality, Pre-Lease Assessment, Due Diligence, 200 sites/year, all 50 States and Canada.

Dunkin Donuts- Phase 1 & II AAI, 25 sites/year.

Fastenal- Phase I & II AAI, 20 sites/year, all 50 States.

General Dynamics- Phase I & II AAI, NEPA Permitting, 50 sites/year, 20 state region.

H&R Block- Phase I and IAQ services nationwide

Heartland Automotive- Phase I and II AAI, Secondary Containment Permitting, 100 sites/year, 20 states.

Hollingsworth Capital Partners- Phase I and II AAI, 25 sites/year, nationwide.

Mr. Clean Car Washes- Phase I services nationwide

Monroe Moxness Law Firm- Trileaf works with them on due diligence matters nationwide for franchise customer.

Principal Investors- Phase I ESA's for real estate assets nationwide.

U.S. Cellular- Phase I & II AAI, NEPA Permitting, Asbestos, Lead 200 sites/year, 5 state region.

Verizon Wireless, Various Naionwide- Environmental compliance for Verizon nationwide

6. **Insurance**

Trileaf maintains the highest type of insurance available. See certificate on next page:

