

PROJECT EXPERIENCE – Phase I Environmental Investigations

RATCLIFF DEVELOPMENT, LLC **Mountain Lake, Minnesota**

Client: Ratcliff Development, LLC
Client Address: 3902 Lee Street
Alexandria, Louisiana 71302
Client Contact: Dan Purvis, CCIM
Client Telephone: 318-787-6816

Date Started: 05/24/2019
Date Completed: 06/20/2019

PSI Project Manager: Jacob Frahm, GIT (MN)
Manager Experience: 5 years

Other PSI Project Personnel: Mike Tjaden (30 years exp.), Senior Scientist
John Lynch (22 years exp.), Senior Project Specialist

Services Provided: Phase I Environmental Investigation (EI) Services
(regulatory records review, historical records review,
site reconnaissance, interviews, vapor encroachment
screen, report preparation and consultation)

PSI performed a Phase I EI on an approximately 0.95-acre vacant parcel of land located on the south side of County Road 27 in Mountain Lake, Minnesota. This site provided a unique challenge in the form of a Leaking Aboveground Storage Tank (LAST) on an adjoining site. In order to address this concern, PSI submitted Freedom of Information Act (FOIA) requests to the Minnesota Pollution Control Agency (MPCA). The MPCA provided PSI with the necessary documentation to resolve the adjoining LAST so that a Phase II EI was not needed.

PSI provided the full range of a Phase I EI services. This included the ordering and review of primary regulatory and historical records, as well as secondary review of physical setting records. PSI's Phase I EI additionally included a site reconnaissance which incorporated interviews with the owner/site manager and local municipal agencies and a walkthrough of the site that detailed on-site conditions with photo documentation. Along with these services PSI prepared the final report with a professional recommendation.

PROJECT EXPERIENCE – Phase I Environmental Investigations

MONOGRAM FOODS CHANDLER, MN

Client:	Dentons US LLP
Client Address:	303 Peachtree Street, Suite 5300 Atlanta, GA 30308-3265
Client Contact:	Todd Silliman
Client Telephone:	404-527-4914
Date Started:	04/25/2019
Date Completed	05/6/2019
PSI Project Manager:	John Lynch
Manager Experience:	22 years
Other PSI Project Personnel:	Mike Tjaden, (30 years exp.), Senior Scientist Jacob Frahm (5 years exp.), Environmental Department Manager
Services Provided:	Phase I Environmental Investigation (EI) Services (regulatory records review, historical records review, site reconnaissance, interviews, vapor encroachment screen, report preparation and consultation)

PSI performed a Phase I EI on an approximately 9.79-acre parcel occupied by Monogram Foods, a food processing and distribution facility located at 521 5th Street in Chandler, Minnesota. Monogram Foods produces a variety of products including beef jerky, corn dogs, pre-cooked bacon, frozen appetizers, baked goods, hors d'oeuvres and pet treats. Due to its size and length of time in operation, this site had several issues to address, including its on-site water treatment plant, leaking ASTs, several spills and previous on-site hazardous waste generation.

PSI provided the full range of a Phase I EI. This included the ordering and review of primary regulatory and historical records, as well as secondary review of physical setting records. PSI's Phase I EI additionally included a site reconnaissance which incorporated interviews with the plant manager, environmental health and safety director, and local municipal agencies. It also included an inspection of the site that detailed on-site conditions with photo documentation. This included all preparation, storage areas and beef smoking areas, as well as an inspection of the facilities on-site water treatment plant. PSI was additionally asked by the client to review the facilities MPCA Wastewater Industrial SDS Permit, National Pollution Discharge Elimination System (NPDES) Permit and RCRA Hazardous Waste Permits to ensure the facility was within compliance with MPCA guidelines and annual testing protocols (for SDS Permit). Along with these services PSI prepared the final report with a professional recommendation.

PROJECT EXPERIENCE – Phase I Environmental Investigations

Link Industrial Properties Twin Cities Metro Area

Client:	Link Industrial Properties
Client Address:	220 Commerce Drive, Suite 400 Fort Washington, Pennsylvania 19034
Client Contact:	Jennifer Gold
Client Telephone:	267.620.3019
Date Started:	11/30/2019
Date Completed	Various (12/20/2019 to 12/31/2019)
PSI Project Manager:	Jacob Frahm, GIT (MN)
Manager Experience:	5 years
Other PSI Project Personnel:	Mike Tjaden, (30 years exp.), Senior Scientist John Lynch, (22 years exp.), Senior Project Scientist
Services Provided:	Phase I Environmental Investigation (EI) Services (Regulatory records review, historical records review, site reconnaissance, interviews, Vapor Encroachment Screen, and report preparation and correspondence)

PSI is performed a Phase I EI on a suite of ten multi-tenant industrial/commercial properties. The property buildings ranged in size from approximately 33,000 square feet (sf) to 187,000 sf. The properties were located throughout the Twin Cities metro area, including Arden Hills, Blaine, Bloomington, Eagan, and Rogers. The challenges associated with this large portfolio included a hard deadline of ten Phase I EIs, which PSI was able to meet, as well as the number of tenant spaces that needed to be reviewed. PSI was able to find a solution to every potential recognized environmental condition through FOIA request documents and professional observations.

PSI provided the full range of a Phase I EI. In addition, the Client elected for PSI to evaluate certain business environmental risks beyond the scope of ASTM E1527, as follows: visual asbestos survey, visual lead-based paint survey, radon, lead in drinking water, and historical oil and gas wells evaluation. Although this survey did not include an official reconnaissance for PCB-containing materials, our field staff are licensed asbestos inspectors, supervisors and lead risk assessors with a combined fifty-five plus years of experience in building materials surveys. PSI provides its clients with an understandable approach to conclusions and recommendations that provide our clients with a clear view of any potential circumstances that might require further investigation or expense, and how to proceed in the next step of the process economically and efficiently, if necessary.