

## STATEMENT OF QUALIFICATIONS

**Aero-Environmental Consulting** is a privately held environmental services company specializing in program and project management.

All our business relationships begin with an understanding of each client's overall organizational structure and technical objectives. This facilitates the development of the most appropriate management approach, mix of services and technical solutions.

Since our inception in 2002 we have earned our reputation of dependability. Our clients rely on us to assist them with responsive technical expertise and to develop the most feasible and cost effective solutions for their projects. They trust our professional judgment and value our recommendations, which consider potential impacts on their operation. We believe this commitment is the essence of a good business relationship.

We are acutely aware that our recommendations could affect both human life and the environment. Our professional team looks towards the potential long term consequences inherent in our professions. Therefore, we actively listen to client concerns, collaborate and recommend the appropriate solution. We achieve this through teamwork and efficiency.





## MANAGEMENT SOLUTIONS

We commence all our projects by gaining a thorough understanding of all of our clients' needs, goals, and project parameters. Our management solution process consists of the following steps:

### 1. Initial Investigation Phase

We conduct a thorough and comprehensive evaluation of existing conditions that includes testing, if necessary, in order to determine the exact extent of the conditions present and in order to define an accurate scope of work for each individual situation.

### 2. Project Design Phase

All of the information and data gathered during the initial phase is used to determine and develop an appropriate course of action for each material of concern. This includes leaving the material intact, or a remedial action such as removal or demolition.

### 3. Environmental Abatement Management Phase

Our role consists of serving as a single point of contact during an abatement project including scheduling, phasing, on-site project management, regulatory agency interaction, inspections, final clearance and project closeout.





---

## BACKGROUND AND APPROACH

Aero-Environmental Consulting was founded in 2002 as a professional consulting firm in the environmental science industry. Our mission is to develop a profitable environmental consulting firm that achieves its goals by developing long term relationships with different clients and serves the needs of the commercial and residential industry. As of today Aero-Environmental has completed a long list of projects always on time and within any budget limitations. Aero-Environmental is a Small, Minority-Owned Business.

The focus of our business has been directed to assisting corporations with sensitive environmental issues, as well as state and local governments, universities, school districts, and insurance firms.

Our professional team meets or exceeds the education, training, and experience required for a variety of certifications including Asbestos, Lead, and Microbial Consulting. We are committed to our continuous program of on-going training in order to best assist our clients with the greatest level of expertise and knowledge in all areas.

Aero-Environmental specializes in overseeing projects of all sizes including those with critical environmental and health and safety considerations. Many of our projects involve occupied spaces as well as 24 hour operations in facilities such as schools, office and government buildings. Our expertise in the environmental sciences allow us to provide a comprehensive service to our clients including the initial investigation and testing, remediation design and protocol development, contractor oversight and management, final clearance, and project completion.



---

## STAFF EXPERTISE-Certified or Registered

- Microbial Investigators
- Safety Professionals
- Asbestos Consultants
- Lead Project Designers
- Site Surveillance Technicians
- Environmental Assessors
- Lead Inspectors
- Hazardous Materials Managers

## RESUMES



---

**JORGE VIZCAINO, CMC, CAC, REA I**  
(831)394-1199

## EDUCATION

---

M.S., Biological Sciences  
Texas A&M University, 1993  
B.S., Biology  
University of Texas, 1991  
International Baccalaureate  
United World College of S.E. Asia, 1987

## PROFESSIONAL SUMMARY

---

Mr. Vizcaino has provided environmental and hazardous material assessments for ATC's Monterey, California office and currently for Aero-Environmental Consulting. He has been in the environmental and related fields since 1991. In his role, Mr. Vizcaino is responsible for the performance of various environmental studies as well as comprehensive data interpretation, recommendation development and reporting. Additionally, he is involved with local business development efforts.

Specifically, Mr. Vizcaino is experienced in the completion of Phase I environmental site assessments including site reconnaissance, Phase II sub-surface site investigations, public record searches, personal interviews, aerial photograph review and report preparation. He also performs asbestos and mold/bacteria surveys as well as serving as regulatory agency liaison for the clients.

Additionally Mr. Vizcaino has extensive experience with biological, chemical and natural resource issues. This experience includes management of closed and open water aqua cultural systems (abalone and shrimp farming systems) and water quality; threatened species/wetland research; natural area conservation projects; coral reef ecosystem studies; terrestrial ecosystem studies; hazardous waste management, and chemical analyses utilizing Distillation Equipment, Gas Chromatograph, and Titration Analyses.

## SELECTED PROJECT EXPERIENCE

---

### *Environmental*

- **Environmental Site Assessments & Investigations / Comerica Bank / Northern CA.** Conduct environmental site assessments as part of due diligence Activities prior to real estate transactions. Services completed following ASTM standards/guidelines.
- **Environmental Site Assessments / Sprint PCS / Northern CA.** Perform Phase I and Modified Phase I environmental site assessments for various locations identified as possible sites for telecommunication antennas. Duties include visual site evaluations, public/agency record searches, data interpretation and reporting.
- **Environmental Site Assessments / Monterey County Bank / Northern CA.** Perform Transaction Screen, Prior Use Reports environmental site assessments as part of due diligence activities prior to loan transactions. Services completed following ASTM standards/guidelines.
- **Environmental Management / Various Real Estate Firms / Northern CA.** Have



---

provided environmental management services for numerous commercial real estate firms throughout Northern California. Services have included environmental site assessments, site characterizations, and project management and oversight.

- **Environmental Impact Investigations / Various Clients / Northern CA.** Conducted environmental impact studies for various site development projects including commercial and residential properties. Conducted a Phase II environmental investigation for the Santa Cruz County Capitola Road sewer replacement project.

### *Building Sciences*

- **Mold & Bacteria Studies and Project Management / Ream Restoration & Construction / Northern CA.** Have completed over 100 mold/bacteria projects in support of this client's disaster clean-up services. Work was requested following water and/or sewage back-up damage. Projects include visual inspections and post mitigation sampling. Project management experience with Ream jobs and local clients.
- **Mold & Bacteria Studies and Project Management / Pacific Reconstruction / Northern/Central CA.** Have completed over 100 mold/bacteria projects in support of this client's disaster clean-up services. Work was requested following water and/or sewage back-up damage. Projects include visual inspections and post mitigation sampling. Project management experience with Pacific Reconstruction jobs and local clients.
- **Mold & Bacteria Studies and Project Management / Wasson's Construction / Northern/Central CA.** Have completed over 50 mold/bacteria projects in support of this client's disaster clean-up services. Work was requested following water and/or sewage back-up damage. Projects include visual inspections and post mitigation sampling. Project management experience with Wasson's jobs and local clients.
- **Mold & Bacteria Studies and Project Management / Paul Davis Restoration / Northern/Central CA.** Have completed over 100 mold/bacteria projects in support of this client's disaster clean-up services. Work was requested following water and/or sewage back-up damage. Projects include visual inspections and post mitigation sampling. Project management experience with Paul Davis jobs and local clients.
- **Mold & Bacteria Studies and Project Management / DMC Construction / Northern/Central CA.** Have completed over 50 mold/bacteria projects in support of this client's disaster clean-up services. Work was requested following water and/or sewage back-up damage. Projects include visual inspections and post mitigation sampling. Project management experience with DMC jobs and local clients.
- **Asbestos Management / Various Clients / Monterey and Santa Cruz Counties, CA.** Performed comprehensive asbestos surveys in support of planned renovation and demolition activities. The project sites have included retail buildings, commercial buildings, and residential units, encompassing approximately 100,000 sq. ft. Also conducted air monitoring during the abatement of different friable and non-friable materials.
- **Asbestos Management / Carmel Unified School District / Carmel, CA.**



---

Performed a comprehensive asbestos survey in support of planned renovation activities. The project site was several public high schools and middle schools, encompassing approximately 500,000 sq. ft.

- **Asbestos Management / California Highway Patrol / Salinas, CA.** Conducted air monitoring services in response to client concerns regarding broken floor tile materials within a CHP building. Air monitoring was to determine levels of any potential airborne asbestos.
- **Asbestos Management / King City Unified School District / King City, CA.** Provide consulting services throughout the course of phased abatement/renovation activities at an elementary school campus. Have performed pre-abatement inspections, air monitoring and abatement contractor observation.
- **Asbestos Management / Pacific Grove Unified School District / King City, CA.** Provide consulting services throughout the course of phased abatement/renovation activities at an elementary school campus. Have performed pre-abatement inspections, air monitoring and abatement contractor observation.
- **Asbestos Management / County of Monterey / Salinas, CA.** Provide consulting services throughout the course of phased abatement/renovation activities at a new holding cell construction site. Have performed pre-abatement inspections, air monitoring and abatement contractor observation.

## **TRAINING AND CERTIFICATIONS**

---

- EPA AHERA-Certified Building Inspector and Abatement Contractor/Supervisor
- Certified PADI Divemaster, 1993
- State of California Certified Asbestos Consultant
- Completely bilingual in English and Spanish/ 50% French
- Registered Environmental Assessor No. 07624
- Certified Microbial Consultant

## **AWARDS AND HONORS**

---

- International Academic Scholarship, 1985
- Full Undergraduate Scholarship, University of Texas, 1987
- Bermuda Biological Station Academic Grant, 1990
- SURF Fellowship, Scripps Institute of Oceanography, 1990



## ASBESTOS MANAGEMENT

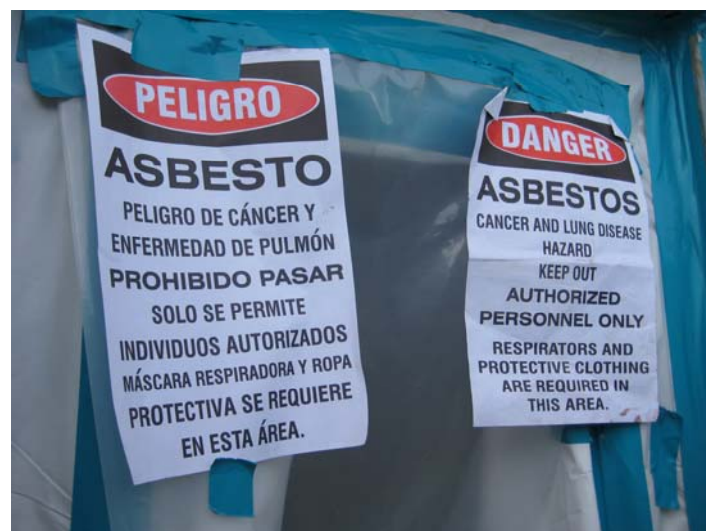
The dangers of airborne asbestos have been documented for over 50 years. Much of the knowledge obtained regarding asbestos related diseases comes from studying workers in various asbestos industries. Exposure to elevated airborne asbestos fibers has been linked to numerous ailments including a lung disease called asbestosis, a rare cancer of the lung and abdominal lining called mesothelioma, and cancers of the lung, esophagus, stomach, colon, and other organs. For this reason laws have been enacted which require proper management of asbestos. Aero-Environmental's professionals keep current of all regulatory requirements, which may impact our clients businesses.

Business and property owners/managers have a responsibility of ensuring a safe building environment including asbestos. Proper management of asbestos ensures that all building occupants are safe and the building owners are protected from potential liability. Aero-Environmental is aware of the risks and liability associated with asbestos, and so we provide our clients with a prudent and confidential approach to managing this sensitive environmental issue.

Aero-Environmental offers complete asbestos management services. Our services are designed to provide the best possible solution for management of asbestos materials from initial surveys through remediation, or management in place. All of Aero-Environmental technical employees are certified in the state of California as Asbestos Consultants or Site Surveillance Technicians.

### BENEFITS OF OUR SERVICES

- Accurate Surveys
- Rapid Turnaround for Reports
- Exact Specifications
- On-Site PCM Analysis
- On Time, On Budget Services





## LEAD BASED PAINT MANAGEMENT

The health risks and severity associated with lead exposure are well documented. Lead exposure can lead to severe damage to the nervous system, cardiovascular system, and the kidneys. Children are particularly vulnerable to lead poisoning.

Existing federal regulations, such as EPA Title X, for assessing exposure to lead in public and private buildings are strictly followed by Aero-Environmental. Our sampling, inspection, and management of lead-based paint during building renovation and demolition are designed to control lead exposure, reduce potential owner liability, mitigate hazardous materials disposal costs, and meet current regulatory guidelines set forth by OSHA and EPA.

Aero-Environmental offers lead consulting services to public housing projects involving HUD protocols and guidelines. Aero-Environmental's certified lead professionals are experienced and qualified to conduct lead assessments of public and private buildings.

### BENEFITS OF OUR SERVICES

- Accurate Surveys
- Follow or exceed Regulatory Guidelines
- Lower Disposal Costs
- Reduce potential owner liability





## ENVIRONMENTAL SITE ASSESSMENTS/PRIOR USE REPORTS

The risks associated with acquisition of commercial properties have increased over the last twenty years due to stricter pollution laws. The purchase of contaminated property can lead to costly liability expenses, even if the contamination occurred years before the purchase. The prudent investor must examine potential acquisitions of pollution liability prior to the purchase.

Aero-Environmental provides assessments for various types of properties including undeveloped land, public buildings, retail/commercial, and industrial. Together with our expertise in asbestos and lead management, we can provide investors with a comprehensive environmental assessment report that will reveal any environmental issues before the property is acquired.

Our site assessment inspections and prior use reports exceed ASTM standards and can be designed to meet each lender's or buyer's requirements.

### BENEFITS OF OUR SERVICES

- Rapid Turnaround (within two weeks)
- Assessments designed for each specific property
- We service banks, commercial real estate agencies, and insurance firms.
- We will test for asbestos, lead, PCB's, and soil if required.
- We conduct a thorough regulatory review of all available data.





## INDOOR AIR QUALITY

Indoor Air Quality (IAQ) is currently a major issue for building owners, property managers, and facility operators. Common building materials used such as paint, glue, and solvents can release toxic chemicals into the air, leading to discomfort and possible illness. Building owners and managers are faced with problems ranging from employee illness and decreased productivity to law suits. Aero-Environmental provides a full range of indoor air quality services, including on-site investigations, testing, and recommendations for remediation.

Aero-Environmental will work directly with owners, engineers, and architects during the design process in order to avoid future IAQ problems.

### BENEFITS OF OUR SERVICES

- We provide assessments, testing, and program development for IAQ
- We use a team approach to resolve issues using expertise in different fields
- We provide a cost effective, accurate service.



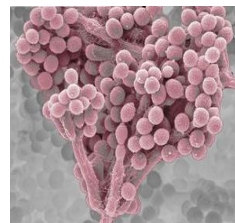


## MOLD AND FUNGUS

We have many years of experience in projects related to mold and fungus. Through this experience we have developed an objective, practical approach for investigating and remediating mold and fungus problems in all type of facilities. We understand that mold growth in a building can eventually lead to structural damage if it is not addressed within a timely manner. If a building has an ongoing water leak, mold can grow and deteriorate floors, walls, and ceilings. We utilize the best resources at our disposal for sampling protocols and standards such as the American Conference of Governmental Industrial Hygienists (ACGIH) Guidelines titled: " Bioaerosols- Assessment and Control".

### BENEFITS OF OUR SERVICES

- Competitive Pricing
- Rapid Response Time (within 24 hours)
- Rapid Turnaround Time for Reports (3-5 days)
- Highly Trained Technicians
- Work with major Insurance Companies
- Work with Certified Restoration Companies





## INSURANCE CLAIMS

Our environmental professionals provide commercial casualty insurance carriers, adjustors, brokers and agents with a wide range of technical support services in claims resolution. Our emphasis is to provide a prompt technical service, presenting concise and accurate findings that can help reduce liability, substantiate claims or help reduce the loss to the insurance carrier.

Aero-Environmental understands that time is essential in responding to a claim and so we offer a 24 hour emergency response. Many types of claims can be substantially reduced by having a team of experts on-site quickly to assess the damage and implement a response in order to minimize the liability and loss. We continuously work with carriers, adjustors, and restoration professionals to successfully manage the claim.

Aero-Environmental can respond to a variety of losses on an emergency basis including:

1. Sewage Spill Investigations
2. Post-Fire Investigations for asbestos, PCB's, dioxins, VOCs
3. Fuel Spill Assessments
4. Water Intrusion from any source leading to fungal growth.

## BENEFITS OF OUR SERVICES

- Insurance work conducted by Certified Professionals
- Coordination with Multiple Parties
- Knowledgeable about Building Materials and Construction
- Knowledgeable about Air, Soil, water Contaminants
- Use of a recognized, certified asbestos, and microbial laboratory



---

## **REPRESENTATIVE CLIENTS**

### **PUBLIC AGENCIES**

City and County of Monterey  
City of Seaside  
State of California, Parks Department  
Counties of: Santa Clara, Santa Cruz

### **EDUCATION**

Monterey Peninsula Unified School District  
Salinas Union High School District  
California State University-Monterey Bay

### **HOUSING/NON PROFIT ORGANIZATIONS**

Conservatorship/Deputy Public Guardian  
Terra Vista Property Management  
Carmel Presbyterian Church  
Carmel Methodist Church  
Center for the Blind-Pacific Grove  
The REMI Company

### **CONSTRUCTION/ENGINEERS AND DEVELOPERS**

Keehn Construction  
Pacific Reconstruction  
DMC Construction  
Wasson's Construction  
Ream Construction  
Pacifica Apartments-San Diego  
American Technologies/Restoration  
ServPro of Santa Cruz

### **FINANCIAL INSTITUTIONS**

Monterey County Bank  
First National Bank  
Bank of America  
First National Title Company  
Old Republic Title Company

### **RETAIL/COMMERCIAL**

Coldwell Banker  
Alain Pinel Realtors  
The Mitchell Group  
Century 21 Real Estate

### **INSURANCE FIRMS**

California State Automobile Association  
Traveler's Insurance  
State Farm Insurance  
Allied Insurance  
The ASU Group  
Koning and Associates  
Cunningham Lindsey  
Liberty Mutual