



PE NATIONAL, PLLC

STATEMENT OF QUALIFICATIONS

Dallas, TX
214.348.2200





January 2014

PE NATIONAL, PLLC

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Construction Management and Inspection

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STATEMENT OF QUALIFICATIONS

PROPERTY CONDITION ASSESSMENTS

- ◆ CONDUCTED TO ASTM E2018-08 STANDARDS
- ◆ INFRASTRUCTURE CONDITION EVALUATIONS
- ◆ BUILDING CONDITION AND PATHOLOGY
- ◆ LIFE AND SAFETY ASSESSMENTS
- ◆ SEISMIC RISK ASSESSMENTS



ASTM E2018-08, "Property Condition Assessments: Baseline Property Condition Assessment Process" is the standard practice for most Property Condition Assessments, also referred to Property Needs Assessments. The physical condition of all components of the asset are assessed, operating documents are reviewed, agency files are accessed, and site personnel are interviewed to get the information you need.



Our detailed PCA Reports describe the physical condition of the asset in easy to understand language. It includes estimated costs for the repair and replacement of items necessary to maintain asset quality. In addition, we provide cost estimates for capital repairs and replacements that typically cover the loan term plus two years. As with all our reports, a lot of photos are included to substantiate our findings and give our Clients a clear understanding of everything we observed.

We have evaluated thousands of commercial properties of all types. Through the years our staff has inspected apartment complexes and live/work communities, shopping centers, warehouses and manufacturing plants, low and high-rise office buildings, convenience stores and gasoline stations, and more.





STATEMENT OF QUALIFICATIONS

ENVIRONMENTAL DUE DILIGENCE

- ◆ **PHASE I ENVIRONMENTAL SITE ASSESSMENTS (ESA)**
- ◆ **ENVIRONMENTAL TRANSACTION SCREENS**
- ◆ **VAPOR INTRUSION AND ENCROACHMENT ASSESSMENTS**
- ◆ **RECORD SEARCHES AND RISK ASSESSMENTS**
- ◆ **HISTORICAL ENVIRONMENTAL REPORTS**
- ◆ **ENVIRONMENTAL DATABASE REPORTS**



ASTM Standard E1527-13, "Environmental Site Assessments: Phase I Environmental Site Assessment Process" is the Standard Practice used for most Phase I environmental assessments. A typical ESA has three major components: research, investigation, and evaluation. Research includes the review and analysis of as much environmental data as possible about the site and any adjacent or nearby properties. Investigation involves a thorough visual assessment of the property and a cursory off-site visual assessment of adjacent properties. We observe all mechanical, electrical, and maintenance and storage areas where hazardous materials might be used and hazardous wastes may have been spilled, stored, or disposed.



The evaluation of the information collected during the research and investigation process is critical to understanding the environmental condition of the site, and if adjacent or nearby properties present an environmental concern or recognized environmental condition.

This is where our staff of Environmental Professionals steps in. They have extensive experience with most types of commercial and industrial properties and environmental conditions. Our Reports are accurate and easy to understand, and always provide our Clients with the assurance they need to move forward with their projects.



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STATEMENT OF QUALIFICATIONS

ENGINEERING CONSULTING SERVICES

- ♦ FOUNDATION INSPECTIONS
- ♦ SITE DRAINAGE STUDIES AND PLANS
- ♦ RETAINING WALL DESIGN
- ♦ PAVEMENT DESIGN AND REMEDIATION
- ♦ ADA COMPLIANCE SURVEYS



Sometimes our Clients need a little more information about their property than is revealed during a typical Property Condition Assessment (PCA). These typically include the evaluation of asphalt or concrete pavements; building components such as roofs, exterior walls, and foundations; mechanical and HVAC systems; drainage studies and plans, and the design and restoration of retaining walls.



Our professional design engineers understand what you need, how to get your projects through often complex municipal permitting processes, and how to ensure the project proceeds quickly. We'll help make sure your engineering design projects are completed quickly and on budget. We're there to give you the help you need.

If needed, we can solicit the help of architects with which we have developed relationships over the many years we've been in operation. Our architectural and engineering plans clearly identify what actions are to be taken, and in what order. This allows your project to flow smoothly when dealing with your contractors.





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STATEMENT OF QUALIFICATIONS

CONSTRUCTION SERVICES

- ♦ CONSTRUCTION MANAGEMENT
- ♦ CONSTRUCTION INSPECTION
- ♦ PLAN AND SPECIFICATION REVIEWS
- ♦ PRE-CONSTRUCTION PLAN REVIEWS
- ♦ COST REVIEWS
- ♦ PROCESS REVIEWS
- ♦ FIELD REPORTS



PE National serves as construction consultants for lenders and investors for a variety of construction and rehabilitation projects, from retail stores with short construction periods to large and complex mixed-use properties with multi-year schedules.



Our Pre-Construction Document Reviews evaluate the adequacy of construction documents, conformance to governing codes, and current design practices. Our Pre-Construction Cost Reviews analyze the hard cost budgets and make recommendations for the levels of contingency considered necessary based on the project site and type, the completeness of the documents, and experience of the project participants.



We focus on construction quality, conformance of the work to the approved plans and specifications, adherence to schedules, and adequacy of construction costs. Periodic field reports provide our Clients with a detailed analysis of construction progress and costs with photographs.



PE NATIONAL, PLLC

January 2014

STATEMENT OF QUALIFICATIONS

INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

1/30/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bibby, Brilling & Associates, L.L.P. 5031 McKinney Ave Dallas TX 75205-3425		CONTACT NAME: Virginia Pineda PHONE (A/C No. Ext): (214) 521-8030 FAX (A/C No): (214) 521-7590 E-MAIL ADDRESS: vicky@bibbybrilling.com																						
INSURED PE NATIONAL, PLLC 9730 NORTHCLIFF DR DALLAS TX 75218-2135		<table border="1"><thead><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr></thead><tbody><tr><td>INSURER A</td><td>Allied Property & Casualty</td><td>42579</td></tr><tr><td>INSURER B</td><td>American Safety Indemnity Co</td><td>25433</td></tr><tr><td>INSURER C:</td><td></td><td></td></tr><tr><td>INSURER D:</td><td></td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></tbody></table>		INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A	Allied Property & Casualty	42579	INSURER B	American Safety Indemnity Co	25433	INSURER C:			INSURER D:			INSURER E:			INSURER F:		
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COVERAGES**CERTIFICATE NUMBER:** CL1413000541**REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS														
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			ACP7215681777	6/18/2013	6/18/2014	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>DAMAGE TO RENTED PREMISES (Ea occurrence)</td><td>\$ 300,000</td></tr><tr><td>MED EXP (Any one person)</td><td>\$ 5,000</td></tr><tr><td>PERSONAL & ADV INJURY</td><td>\$ 1,000,000</td></tr><tr><td>GENERAL AGGREGATE</td><td>\$ 2,000,000</td></tr><tr><td>PRODUCTS - COMP/OP AGG</td><td>\$ 2,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000	MED EXP (Any one person)	\$ 5,000	PERSONAL & ADV INJURY	\$ 1,000,000	GENERAL AGGREGATE	\$ 2,000,000	PRODUCTS - COMP/OP AGG	\$ 2,000,000		\$
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A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			ACP7215681777	6/18/2013	6/18/2014	<table border="1"><tr><td>COMBINED SINGLE LIMIT (Ea accident)</td><td>\$ 1,000,000</td></tr><tr><td>BODILY INJURY (Per person)</td><td>\$</td></tr><tr><td>BODILY INJURY (Per accident)</td><td>\$</td></tr><tr><td>PROPERTY DAMAGE (Per accident)</td><td>\$</td></tr><tr><td></td><td>\$</td></tr></table>	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000	BODILY INJURY (Per person)	\$	BODILY INJURY (Per accident)	\$	PROPERTY DAMAGE (Per accident)	\$		\$				
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A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$			ACP7215681777	6/18/2013	6/18/2014	<table border="1"><tr><td>EACH OCCURRENCE</td><td>\$ 1,000,000</td></tr><tr><td>AGGREGATE</td><td>\$ 1,000,000</td></tr><tr><td></td><td>\$</td></tr></table>	EACH OCCURRENCE	\$ 1,000,000	AGGREGATE	\$ 1,000,000		\$								
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A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N <input type="checkbox"/> N/A			ACP7215681803	6/1/2013	6/1/2014	<table border="1"><tr><td><input checked="" type="checkbox"/> WC STATUTORY LIMITS</td><td>OTH-ER</td><td></td></tr><tr><td>E.L. EACH ACCIDENT</td><td>\$</td><td>500,000</td></tr><tr><td>E.L. DISEASE - EA EMPLOYEE</td><td>\$</td><td>500,000</td></tr><tr><td>E.L. DISEASE - POLICY LIMIT</td><td>\$</td><td>500,000</td></tr></table>	<input checked="" type="checkbox"/> WC STATUTORY LIMITS	OTH-ER		E.L. EACH ACCIDENT	\$	500,000	E.L. DISEASE - EA EMPLOYEE	\$	500,000	E.L. DISEASE - POLICY LIMIT	\$	500,000		
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E.L. DISEASE - POLICY LIMIT	\$	500,000																			
B	Professional Liability (Errors & Omissions)			ENV0321951302	07/27/2013	7/27/2014	<table border="1"><tr><td>Each Claim</td><td>\$1,000,000</td></tr><tr><td>Aggregate</td><td>\$1,000,000</td></tr></table>	Each Claim	\$1,000,000	Aggregate	\$1,000,000										
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DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
SAMPLE FOR INFORMATION PURPOSES ONLY

CERTIFICATE HOLDER**CANCELLATION****FOR INFORMATION PURPOSES ONLY**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Pete Bibby/BEL



PE NATIONAL, PLLC

January 2014

STATEMENT OF QUALIFICATIONS

RESUMES OF KEY PERSONNEL



GORDON L. DUNCAN, P.E.

Licensed Professional Engineer with more than 34 years of experience

PE NATIONAL, PLLC (formerly PARTNERS ENGINEERING, INC.)

1997-Present

Currently the President and Chief Engineer for the Corporation. Provides and oversees all engineering and environmental consulting services for mortgage servicers, REITS, pension fund advisors, banks, appraisers, attorneys, and property owners and buyers. The depth of his real estate due diligence experience is extensive, having personally conducted more thousands of Physical Condition Assessments and Phase I Environmental Site Assessments.

ESP National Corporation (Dallas, TX)

1991-1997

President and Chief Engineer for the Corporation. Performed as the managing engineer for property condition and environmental assessments and investigations for the manufacturing and petrochemical industries. Responsibilities included the management of a staff of engineers, geologists, and technicians to ensure Client service and product quality. He specialized in the environmental assessment of gasoline stations, chemical plants, and vehicle assembly plants, and has extensive experience with hazardous waste remediation technologies including vacuum extraction, incineration, biodegradation, and other physical and chemical processes. While at ESP, Gordon Duncan became certified as a Corrective Action Project Manager which allowed him to conduct remediation projects throughout the continental U.S. and in Hawaii.

Fugro-McClelland (Southwest), Inc. (Dallas, Texas)

1988-1991

Position of Branch Manager and Director of Physical and Environmental Services. Managed up to fifteen professional, technical, and clerical personnel involved with property due diligence investigations including physical condition and environmental evaluation, consulting and engineering, geotechnical engineering including foundation design and inspection, and construction materials testing and inspection.

ATEC Associates, Inc., Dallas, Texas

1986-1988

Position of Director of Physical and Environmental Inspection Services. Managed a staff of five professionals including engineers, geologists and chemists. Directed the design and installation of ground water monitoring and treatment systems, and the design and inspection of building foundations, roofs and structures.



RESUME (continued)

GORDON L. DUNCAN, P.E.

Licensed Professional Engineer with more than 34 years of experience

Diamond Shamrock Corporation, Dallas, Texas

1984-1986

Senior engineer for the Corporate Engineering and H&S Departments. Duties required response to all operating units including the E&P, petrochemical production, and petroleum marketing divisions of the corporation. Managed construction of convenience stores, fuel sales facilities, bulk tank facilities, and plant expansions. Conducted internal physical and environmental audits of existing research, design, and chemical facilities.

E&E, Inc., Dallas, Texas

1981-1984

Managing engineer with the field investigation team of the EPA Hazardous Waste Site Investigation team. Duties included formulating investigation procedures for abandoned hazardous waste facilities, HAZWOPPER site investigations, hazardous waste sampling, chain of custody management, and contract development. Mr. Duncan supervised a small staff of engineers, chemists, biologists, and technicians.

Environmental Protection Agency (Dallas, Texas)

1980-1981

Staff engineer with the field investigation team of the EPA Hazardous Waste Site Investigation team. Duties included formulating investigation procedures for abandoned hazardous waste facilities, HAZWOPPER site investigations, hazardous waste sampling, chain of custody management, and contract development. Mr. Duncan supervised a small staff of engineers, chemists, biologists, and technicians.

EDUCATION

B.S., Civil/Environmental Engineering

University of Florida

1979

M.E., Civil Engineering

University of TX at Arlington

1991

LICENSES AND CERTIFICATIONS

Professional Engineer #69557

Texas

2013-2014

Corrective Action Program Manager

Texas

1988-Current

Environmental Professional

National

1987-Current



WALLACE BENDER

Environmental Professional with more than 20 years of experience

SUMMARY OF EXPERIENCE

Mr. Bender has been providing professional consulting services for approximately 19 years. The primary disciplines over the last decade have been focused on transactional services in the due diligence marketplace; specifically Property Condition Surveys, Phase I Environmental Site Assessments, Environmental Clean-up Programs and Indoor Air Quality consultation services. In addition, Mr. Bender has project experience with the following: storm water management services, wetland investigations, regulatory file reviews, wildlife inventories, vegetation surveys, asbestos consulting services and lead based paint assessments.

RELEVANT PROJECT EXPERIENCE

Mr. Bender has over 11 years of experience conducting property condition site-acquisition assessments/due diligence assignments for commercial, industrial and multi-family residential properties throughout the United States. He has completed over 650 environmental and property condition site-acquisition assessments/due diligence assignments as well as provided assistance as a technical reviewer.

EDUCATION

Bachelors: Biology, Minor: Chemistry, University of North Texas, 1993

PROFESSIONAL AFFILIATIONS & REGISTRATIONS

Indoor Air Environmentalist #00694

Asbestos Training, Gebco Inc., 2000, 2001, 2002, 2008, 2010, 2011 & 2013

Army Corps of Engineer's Wetlands Management Program, 2002

Whole House Diagnostics Training, Home Energy Raters Organization, 2009

Southern Gas Association Pipeline Construction - Environmental Management, 1998