

Mionx

Mionx Corporation is an risk management and environmental consulting firm incorporated within the State of Illinois.

Mionx is a family owned and operated firm, in business for over 40 years (not always Mionx), recognized by the United States Environmental Protection Agency, the Illinois Environmental Protection Agency, and the Office of the Illinois State Fire Marshal.

Mr. Lee Carlson, family founder of the firm, started in the environmental business over 40 years ago. Lee's focus was remedial action and extraction of substances via ion exchange. After many years of work, and 68 patent approvals Lee is now mostly retired.

Since 1990, Mionx Corporation was formed focusing on the risk side of environmental associated with real estate, EPA, and local jurisdictions. Our first request for a Phase One Audit was phoned in 1990 by Mr. Peter Ashworth of the Suburban Bank Group (now Harris Bank). Thus began our expanding efforts to conduct timely, accurate and speedy reports to Lenders, Realtors and Attorney's buying, selling and financing real estate deals.

Mionx reports are designed to be sent electronically through the internet. Reduction in paper, copying costs and increasing speed in which reports are sent in time for closings are viewed as a positive aspect of today's service sector. Firms also save time and money by forwarding reports to customers and attorney's involved in the deal.

Mionx is experienced in aspects of environmental standards on any given site, including Phase I Environmental Site Assessments, Phase II Investigations, and Phase III Corrective Action.

Why and When to Do an Environmental Assessment

The cost of cleaning up hazardous waste problems can be as high as the value of the property. Liability for any costs incurred can fall upon the property owner, tenant, seller, or mortgage lender. In order to avoid liability for hazardous waste placed on the property by previous owners under the Innocent Landowner Defense, the Superfund Amendment and Reauthorization Act (SARA) of 1986 requires buyers to show that the property was assessed for environmental hazards prior to the title transfer. Illinois, Indiana, and an increasing number of other states have enacted laws requiring that before the transfer of certain properties, the seller must provide all interested parties a disclosure document revealing any environmental defects or liabilities.

The Environmental Assessment

An environmental liability assessment is an evaluation of the property's past and present activities by professionals in order to determine the presence of environmental hazards, estimate their potential consequences in terms of future liabilities to the owner, and to consider alternative solutions for correcting the problems. An assessment may be performed at three levels:

Phase I Environmental Site Assessment

Accurate, timely, and complete reports to industry, law firms, lending institutions and real estate firms. This phase includes a stringent review of local, state, and federal records to determine whether previous property use may have created environmental liabilities. A thorough visual inspection of the property in question would follow, concluded with an informative report not only to assist in making pertinent business decisions but to satisfy both lending institutions and regulatory agencies. It should be noted that most properties require only this phase.

Phase II Sampling Investigation

Should Phase I uncover potential environmental liabilities, Mionx is both experienced and qualified in developing and executing a sampling and analysis plan to identify, as well as quantify, the nature of the liability. Again, a detailed factual report is generated.

Phase III Corrective Action

Perhaps, Mionx's strongest area of expertise consists in the development and evaluation of alternative solutions to manage environmental liabilities discovered during Phases I and II.

Environmental Assessment - Phase I

The purpose of a Phase I Environmental Site Assessment is to visually identify any potential or known environmental hazards of the property, as well as property improvements. Reports prepared by Mionx meet ASTM Standard E-1527-04. Preparation typically includes:

- An interview of current and past site operators to identify site activities, including types of materials handled and wastes generated.
- A historical search consisting of a stringent review of local, state, and federal records of past owners and operations on previous site conditions, which may include:
 - à A fifty (50) year title search.
 - à Maps and aerial photographs, when feasible.
 - à Permits, records of violations, lists of Superfund sites, underground storage tanks, landfill sites, RCRA notifiers, and any other evidence that the property has been identified as a source of hazardous substance release which may create an imminent or substantial threat to public health and/or the environment.
- A detailed visual inspection to uncover the presence of, or potential for, contamination

of the air, water, and/or soil. This includes a search for the existence of waste or fuel storage tanks, drum storage pads, floor drains, dry wells, septic systems, and waste burial of hazardous materials such as stained soil and distressed vegetation.

- Limited sampling and analysis. Although a sampling plan is customarily included in Phase II, limited qualitative sampling (such as for asbestos) may be included in Phase I at the client's discretion.
- A written report detailing the findings of the investigation, written clearly and in plain English, so that lay persons can easily understand its contents.

Environmental Investigations - Phase II

The purpose of Phase II is to develop and carry out a site-specific sampling and analysis plan which can determine the nature and extent of contamination through field testing and laboratory analysis. Phase II may include:

1. Development of a sampling and analysis plan to characterize the source and potential pathways of concern at the site, which may include:
 - ↳ Mapping
 - ↳ Waste characterization
 - ↳ Hydrogeological study
 - ↳ Soils and sediment investigation
 - ↳ Surface water investigation
 - ↳ Air investigation
 - ↳ Precision Leak Testing of underground storage tanks
 - *Sampling analysis using EPA protocols whenever applicable.
2. Data evaluation for acceptable accuracy and precision.
3. Assessment of potential human health and environmental risks associated with the site.
4. A written report summarizing field sampling and analytical results, which may typically include:
 - ↳ Executive summary
 - ↳ Introduction
 - ↳ Site location
 - ↳ Sampling strategy and collection methodology
 - ↳ Summary of laboratory results
 - ↳ Discussion and recommendations
 - ↳ Conclusion

Corrective Action - Phase III

The purpose of Phase III is to develop and evaluate alternative solutions to remediate or control the environmental liability identified in Phases I and II. In general, a feasibility study will include:

1. Definition of objectives
2. Identification and screening of available technologies
3. Development of alternatives based upon objective criteria, such as:
 - ↳ Protection of human health and the environment
 - ↳ Regulatory compliance
 - ↳ Cost effectiveness
 - ↳ Public acceptance
 - ↳ Long range suitability
 - ↳ Ease and rapidity of implementation
4. Recommended courses of action
5. A written report documenting all steps above

How to Evaluate an Environmental Firm

At present, there are no regulations or industry standards for determining the competence of a firm that performs environmental assessments. Until criteria is developed, the following is useful in evaluating such firms:

· Professional Staff

The staff performing the environmental assessments should include, preferably, an environmental/safety professional and/or a chemist familiar with environmental toxicology to enhance the expertise of the team. The team supervisor should have also performed hundreds of assessments personally.

· Sampling Report

A review of one or two sample reports will allow the prospective client the opportunity to determine characteristics such as completeness, clarity, and accuracy.

· Liability Insurance

A reputable consulting firm should be covered by professional liability (errors and omissions) insurance for, at minimum, \$1 million. Insurance companies usually evaluate the performance of a firm prior to underwriting such insurance.

· References

Calling several clients, preferably selected by the prospective buyer from a list, can reveal the level of customer satisfaction with the consultant's services.

Mionx Corporation Qualifications

• Professional Staff

The Mionx staff consists of risk managers, environmental professionals, a chemist, technicians, and in-house office support. Staff members are carefully selected and undergo continuous training and evaluation. The assignment of a team specifically to perform environmental site assessments has increased the efficiency and speed of this service.

• The Assessment

A quality environmental site assessment should include the following features, all of which Mionx currently offers:

• Review of Pertinent Regulations

Prior to property inspection, Mionx reviews all applicable federal, state, and local regulations. Such a review may disclose additional environmental requirements which may, in fact, be more stringent than the current federal laws and regulations.

• Review of EPA Lists

Mionx reviews list of underground storage tanks, including all leakages, RCRA permits, CERCLA permits, citations for underground water contamination, and air emission permits. These allow us to determine the presence of existing or past pollutants on the property and on all adjacent properties.

• Aerial Photographs

Mionx scrutinizes, and includes in reporting, current and, where applicable, all past aerial photographs of the property and surrounding areas in order to determine if any environmentally hazardous activities are occurring or have occurred in the past.

• Site Inspection

Site inspections are performed by a seasoned, qualified, professional, and all existing or suspected environmental problems are recorded.

• Evaluation Surrounding Properties

Mionx investigates records and aerial photographs for environmental problems in surrounding properties may affect the subject property, as indicated below:

For urban properties Within a ½ mile radius

For semi-rural properties Within a 1 mile radius

For rural properties Within a 2 mile radius

Mionx documents visible problems with color photographs which is crucial because the property owner may, upon disclosure, attempt to correct a problem in an unapproved and/or unsatisfactory manner or cover it up. The photographs provide evidence of conditions at the time of the inspection.

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Ö Recommendations

Mionx reports do not limit themselves to the reporting of findings. Also included are general recommendations on how to remedy problems encountered.

Ö Follow-up Call

After delivering the report, the Director of Field Services will routinely call the client in order to answer any questions and to determine whether services were satisfactory.

Ö ASAP Assessments

When a client has urgent needs, Mionx can complete assessments in as little as five working days, dependent upon the availability of historic property records.

Ö Thoroughness

Mionx knows how crucial it is to the client that no stone be left unturned. When Mionx reduces its liability through thoroughness, we also reduce yours.

Ö Cost Effectiveness

By streamlining our procedures and doing the job right the first time around, Mionx's fees are often lower than those of our competitors.

Ö Clarity

Reports are understood in clear, concise language, with explanations for all technical terminology.

Ö Liability Insurance

Mionx has professional liability (errors and omissions) insurance in the amount of \$1 million.