

## JEFFERY G. WATKINS

### ENVIRONMENTAL SERVICES ASSOCIATES, LLC

**EDUCATION:** Bachelor of Science 1989  
Ball State University-Muncie, Indiana

### **PROFESSIONAL EXPERIENCE**

Mr. Watkins has over eighteen (18) years experience in Environmental Due Diligence Services, Environmental Subsurface Investigations, Geological & Geotechnical Consulting, and Property Condition Surveys. His experience has been widely diversified and has included projects such as suburban and downtown office buildings, industrial facilities, multi-family/elderly housing projects, hospital/medical additions, luxury hotels, retail shopping centers, restaurants facilities and residential/commercial land developments.

Mr. Watkins provides technical expertise on projects to design systems to remediate contaminated soils and ground water including monitoring well installations, aquifer tests, permeability tests, soil and ground water sampling, bore hole logging and hydrogeologic investigations. Mr. Watkins environmental responsibilities also include: Hazardous materials site surveys, and RCRA hazardous waste permit applications, corrective measure study and implementation, and treatability studies.

Mr. Watkins has particular expertise in managing the technical, forensic and legal components necessary for clients to force responsible parties to cleanup a client's site, in which the client had not contributed to the environmental impact to the property. The projects have involved evaluating the existing soil and groundwater conditions, the identification of responsible parties, collecting historical site information (e.g. waste handling practices, building plans, regulatory records), identifying key witnesses, and assisting legal counsel in building and supporting the technical merits of a case. The subsequent litigation has forced the responsible parties to cleanup the site. These efforts have effectively maximized the value of the client's property while minimizing our clients out of pocket expenses and reducing their liability and exposure.

Mr. Watkins is a licensed Real Estate Broker in the State of Indiana. Mr. Watkins professional activities include membership in the Metropolitan Indianapolis Board of Realtors (MIBOR), the Indiana Association of Realtors (IAR), and the National Association of Realtors (NAR). He is a charter member of the Indiana Commercial Board of Realtors. Since 1989 Mr. Watkins has attended numerous Environmental seminars and symposiums to further his skills, expertise and level of knowledge, and he is regularly involved as a featured speaker with professional seminars, and technical groups.

### **Environmental Services Associates, LLC - Indianapolis, Indiana:**

**Managing Member/Principal.** Mr. Watkins is the Principal of Environmental Services Associates, LLC (ESA, LLC). At ESA, LLC Mr. Watkins is responsible for all aspects of ESA, LLC's Phase I Environmental Site Assessments, Phase II Sampling Projects, and Phase III remediation projects. Mr. Watkins is responsible for managing Underground Storage Tank (UST) consulting projects for ESA, LLC's clients. Mr. Watkins particular expertise is Site Characterization and Remediation. Specifically, Mr. Watkins has performed and or managed hundreds Environmental Site Assessments and soil and groundwater Site Characterization and Remediation projects on all types of properties for his clients. Mr. Watkins has performed and managed numerous Leaking Underground Storage Tank (LUST) site investigations. These investigations have included the preparation of both Initial Site Characterization (ISC) reports and Corrective Action Plans (CAP). Presently, Mr. Watkins is guiding several clients through the Indiana Department of Environmental Management's Excess Liability Trust Fund (ELTF) for reimbursement for site remediation costs, and the IDEM Voluntary Remediation Program (VRP) for a Covenant Not to Sue.

## **KEY PROJECTS**

Lead technical and forensic expert on several contaminated properties that are owned by clients that have not contributed to the environmental impact. The projects have involved evaluating the existing soil and groundwater conditions, the identification of responsible parties, collecting historical site information (e.g. waste handling practices, building plans, regulatory records), identifying key witnesses, and assisting legal counsel in building and supporting the technical merits of a case. The litigation would force the responsible parties to cleanup the site. These efforts thereby maximize the value of the property while minimizing our clients out of pocket expenses and reducing their liability and exposure.

Conducted hydrogeologic testing, modeling, and aquifer performance evaluations for contaminant transport/contaminant fate determinations at LUST sites in Indiana, Ohio and Michigan for sites regulated under the statewide UST Regulatory Programs.

Located and retrieved general liability insurance evidence for former gasoline services station in response to state action regarding alleged soil and groundwater contamination. Evidence of insurance for 1987 policy period provided basis for a \$ 300,000.00 plus insurance claim and defense obligation by insurer.

Workplan and Project Completion Report for Indiana's Voluntary Remediation Program. Work involved remediation, confirmatory sampling and project closure of a tetrachlorethylene spill in Marion County, Indiana. IDEM accepted project completion report without comment and a covenant not to sue was issued.

Closure and remediation of LUST site in Marion County, Indiana. Project involved construction of 1,400 cu. yd. engineered Bio-pile for ex-situ remediation.

Closure and remediation of LUST site in Tippecanoe County, Indiana. Project involved the disposal of 1,200 cu. yd. of impacted soil. Project involved engineering pump and treat groundwater system, and coordinating multiple contractors during installation, and interface with IDEM NPDES for discharge permitting.

Closure and remediation of LUST site in Marion County, Indiana. Project involved the disposal of 1,100 cu. yd. of impacted soil. Project involved engineering pump and treat groundwater system, and coordinating multiple contractors during installation, and interface with IDEM NPDES for discharge permitting.

Investigation of hydrocarbon contaminated water table aquifer. Project involved engineering S.V.E./air sparging system, and coordinating multiple contractors during installation.

Supervision of removal/remediation of Leaking Underground Storage Tanks (LUSTs) for numerous clients in Indiana. Duties included documentation of construction activities, coordinating with state environmental and fire protection agencies, and application for reimbursement from state ELTF.

Supervision of the assessment of fifty-one (51) properties, Project involved supervising a team of Professionals who performed ASTM standard Phase I Environmental Site Assessments on all properties, and then providing the client, the respective lenders and attorneys with a spreadsheet that outlined the business risks associated with all fifty one (51) assessed properties.

Supervision of the assessment of thirteen (13) properties, Project involved supervising a team of Professionals who performed ASTM standard Phase I Environmental Site Assessments on all properties, and then providing the client, the respective lenders and attorneys with a spreadsheet that outlined the business risks associated with the assessed properties.

Supervision of the asbestos assessment of seven (7) story office building, Project involved supervising a team of Professionals who performed a NESHAPS asbestos inspection for the demolition and renovation of the structure, and then providing the client, the respective lenders and attorneys with an Asbestos Abatement Bid Package and assisted and managed the selection and awarding and management of the asbestos abatement of the structure prior to demolition and renovation activities.

### **ACCREDITATIONS / CERTIFICATIONS:**

- OSHA 40-Hour Hazardous Waste Site Health and Safety Training
- Licensed Asbestos Inspector Training State of Indiana.
- Real Estate Broker and REALTOR: State of Indiana
- National Association of Realtors (NAR) – Certified Residential Specialist (CRS) Designation
- Certificate of completion, "Introduction to Commercial/Industrial Real Estate" MIBOR - Metropolitan Indianapolis Board of Realtors
- Certified ASTM Transaction Screen and Phase I Site Assessment "Environmental Professional"
- Certified by the American Red Cross, in Standard First Aid and Adult CPR

### **MEMBERSHIPS:**

- Member: Metropolitan Indianapolis Board of Realtors (MIBOR)
- Charter Member: Indiana Commercial Board of Realtors
- Member: Indiana Association of Realtors (IAR)
- Member: National Association of Realtors (NAR)
- Member: Indiana Association of Mortgage Brokers
- Board Member: Indiana Real Estate Exchangers (IREX)
- Secretary: Indiana Real Estate Exchangers (IREX)
- Veteran: United States Naval Mobile Construction Force (Seabees)

### **COMMUNITY / CIVIC INVOLVEMENT:**

- Member: Greater Indianapolis Chamber of Commerce – Chamber Action Group
- Member: Greater Indianapolis Chamber of Commerce – Infrastructure & Environmental Subcommittee
- Member: Carmel Chamber of Commerce
- Member: Rainmakers Marketing Group

**TESTIMONIALS AND LETTERS OF RECOMMENDATION AVAILABLE UPON REQUEST:**