



STATEMENT OF QUALIFICATIONS



WHITESTONE ASSOCIATES, INC. *Environmental & Geotechnical Engineers & Consultants*



A 100% employee-owned company providing complete, integrated environmental, geotechnical, and construction phase engineering and consulting services in support of site development and redevelopment since 1994.

For more information visit us at whitestoneassoc.com and/or follow us on LinkedIn®.

Service.

Headquarters

30 Independence Boulevard, Suite 250
Warren, NJ 07059
Ph 908.668.7777

Florida (West Coast)

8405 Benjamin Road, Suite J
Tampa, FL 33634
Ph 813.851.0690

Connecticut

16 Old Forge Road, Suite A
Rocky Hill, CT 06067
Ph 860.726.7889

New Jersey

1959 Highway 34, Building A, Suite 102
Wall, NJ 07719
Ph 732.592.2101

Florida (East Coast)

4 Harvard Circle, Suite 850
West Palm Beach, FL 33409
Ph 561.717.7006

New Hampshire

3 Executive Park Drive, Suite 202
Bedford, NH 03110
Ph 603.514.2230

New Jersey

1130 Springtown Rd, Unit A
Phillipsburg, PA 08865
Ph 908.668.7777

Florida

6203 Chancellor Dr, Suite 3450
Orlando, FL 32809
Ph 407.641.0826

Massachusetts

352 Turnpike Road, Suite 320
Southborough, MA 01772
Ph 508.485.0755

Pennsylvania

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Chalfont, PA 18914
Ph 215.712.2700

Pennsylvania

1150 Glenlivet Drive, Suite A-16
Allentown, PA 18106
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Upstate New York

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Rochester, NY 14623
Ph 585.252.6879

Pennsylvania

1515 Market St, Suite 920
Philadelphia, PA 19102
Ph 215.848.2323

Pennsylvania

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Pittsburgh, PA 15205
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Upstate New York

116 Gruner Road
Buffalo, NY 14227
Ph 716.770.0078

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Company Culture

Whitestone Associates, Inc. provides complete, integrated environmental, geotechnical, and construction phase engineering and consulting services to a diverse, predominantly private sector client base that includes international and national corporations, law firms, real estate developers and agents, lending institutions, insurance underwriters, as well as government and municipal agencies.

Our multi-disciplined staff includes professional engineers licensed in 31 states and the District of Columbia, licensed site remediation professionals (NJ), licensed site professionals (MA), licensed environmental professionals (CT), certified professional geologists, professional environmental auditors, licensed asbestos and lead inspectors, certified hazardous waste supervisors, and experienced construction inspectors.

Quality, customer service, and integrity define our professionals, exemplify our work product, and ensure your success.

Locations

Serving Clients Nationwide Since 1994

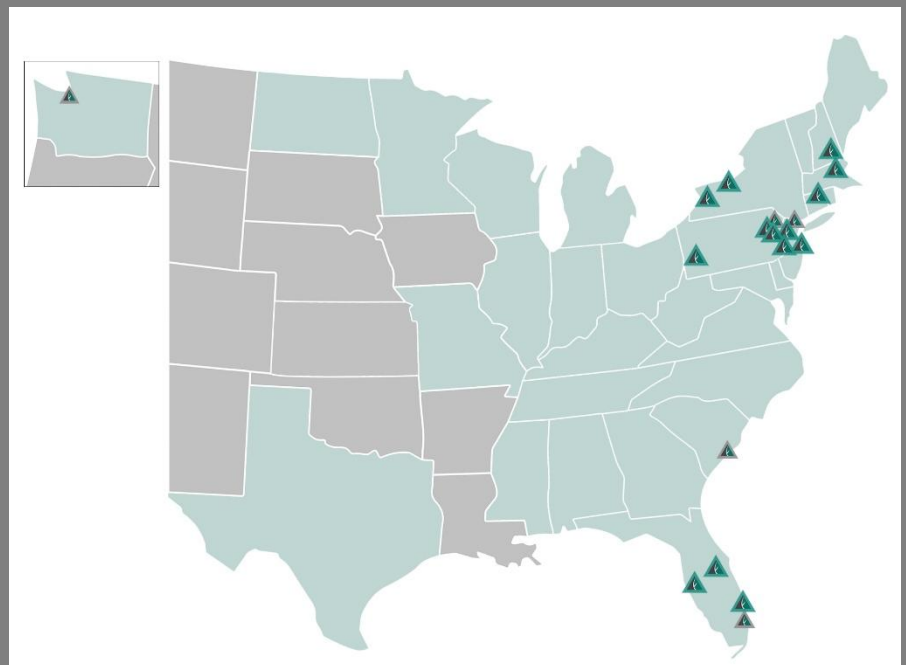
Headquartered in Warren, NJ

Branch Offices:

- Wall, NJ
- Chalfont, PA
- Philadelphia, PA
- Southborough, MA
- Rocky Hill, CT
- Bedford, NH
- Rochester, NY
- Tampa, FL
- West Palm Beach, FL
- Buffalo, NY
- Allentown, PA
- Pittsburgh, PA
- Alpha, NJ
- Orlando, FL

Satellite Operations:

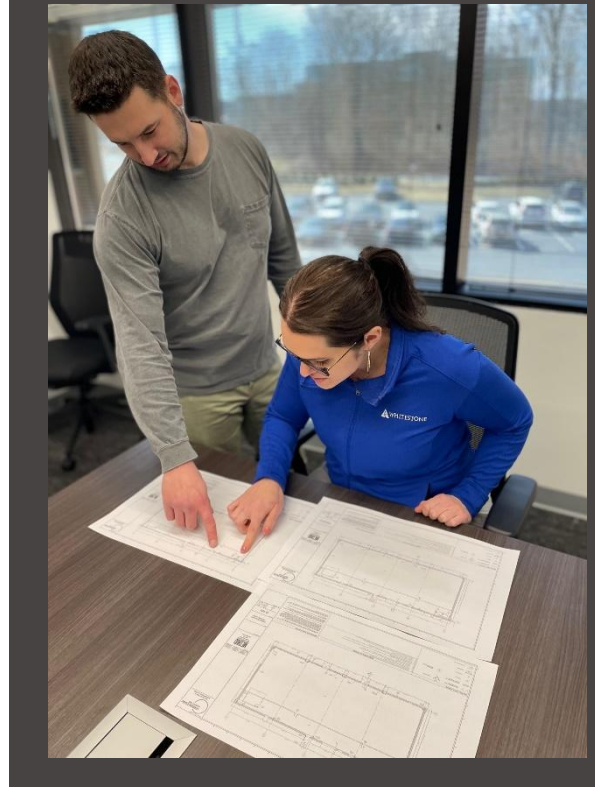
- Miami, FL
- Seattle, WA
- Charleston, SC
- Ridgewood, NJ



History

Originally founded in Watchung, NJ in 1994 as Whitestone Environmental Compliance Management, Inc., the company added geotechnical and construction phase engineering capabilities in 1995 and subsequently was renamed Whitestone Associates, Inc. in 1999. Whitestone specializes in commercial, industrial, and retail site development/redevelopment from due diligence investigation through site remediation and construction phase testing and inspection (CPT&I).

Branch offices in Chalfont, PA (1999), Southborough, MA (2016), Rocky Hill, CT (2017), Wall, NJ (2018), Philadelphia, PA (2019), Tampa, FL (2022), Bedford, NH (2022), West Palm Beach, FL (2023), Rochester, NY (2023), Buffalo, NY (2024), Allentown, PA (2025), Pittsburgh, PA (2025), Alpha, NJ (2025) and Orlando, FL (2025), as well as satellite operations in Charleston, SC (2015), Seattle, WA (2020), Miami, FL (2022) and Ridgewood, NJ (2023) were opened to accommodate the company's growth, expanding client base, and extended geographic range. Whitestone relocated to its current corporate headquarters in Warren, NJ in 2020.



The company's growth and continued success can be attributed to a simple **"CUSTOMER FIRST"** business philosophy and strict adherence to the firm's Core Values (illustrated below) of which the primary attribute is Quality. Whitestone's zero-tolerance policy ensures that the quality of our employees and our work product is of paramount importance. Additionally, Whitestone emphasizes its role as consultants, not just an engineers or scientists, and all employees are trained to "put yourself in the client's shoes" – know what's most important to the client, and ensure that the message is delivered in a way that's easily received and readily understood.

Whitestone grew out of the recession of the early 1990's, weathered the Great Recession from 2008 to 2013, and maintained operations through the COVID-19 pandemic. Our success is the product of maintaining our corporate focus, adhering to our Core Values, and ensuring an exemplary customer experience. Yet, we've also retained a "corporate family" atmosphere and make certain we balance hard work with quality of life outside the office. Our corporate culture also embraces a "giving back and paying forward" philosophy that includes promoting charitable activities and volunteering opportunities.

Our Valued Commitment to Our Clients



Quality



Service



Integrity



Knowledge



Passion

Services



Environmental Services

Negotiating the complexities of environmental regulations can be challenging and time consuming. Whitestone relies upon demonstrated experience and knowledge of local conditions and regulations to deliver solutions that are timely, practical, and cost-effective.

- Due Diligence Investigations and Property Transfer Related Site Evaluations including:
 - ✓ Phase I Environmental Site Assessments
 - ✓ Phase II Site Investigations/Remedial Investigations
 - ✓ Remedial Action Feasibility Analyses and Budgetary Cost Estimates
 - ✓ Property Condition Assessments
 - ✓ Environmental Liability Protection/Insurance Procurement Assistance)
- Brownfields Redevelopment (Site Evaluation and Remediation Management including Fixed-Fee Remediation).
- Remedial Design/Remediation Management including:
 - ✓ Contaminated Site Encapsulation
 - ✓ Bioremediation
 - ✓ In-Situ Soil and Groundwater Treatment Systems
- Underground Storage Tank Evaluation and Closure.
- Asbestos, Lead-Based Paint, Indoor Air Quality, Mold, and Wetlands Evaluation, Abatement, Management, and Restoration Programs.
- Permit Coordination & Compliance.
- Waste Management.
- Litigation Support/Expert Witness Services.



Geotechnical Services

Design and construction of functional and cost-effective structures require a thorough understanding of local soil, rock and groundwater conditions. Whitestone provides a wide range of geotechnical services to support all phases of a project, from initial site evaluation through construction.

- Subsurface geotechnical investigations and engineering evaluation, including design parameters and construction recommendations for foundations, pavements, floor slabs, retaining walls, ground improvements, earthwork and grading, groundwater control, and seismic site classification and spectral response analyses.
- Seasonal high groundwater determination and permeability testing for use in stormwater management and/or on-site septic system design and permitting.
- On-site wastewater treatment and septic system evaluation, feasibility analyses, design and permitting.
- Soil classification and laboratory analyses for geotechnical parameters.
- Existing pavement assessment and life-cycle oriented repair and maintenance recommendations including plan and specification preparation, bid review, and construction materials inspection.
- Client consultation services including final document review, budget analyses, bidding assistance, and construction phase through service-life troubleshooting.



Construction Phase Services

In-House, NVLAP Accredited
Geotechnical Laboratories

Construction Phase Testing and Inspection services ensure that a project is being constructed using the correct materials, and employing proper workmanship, while managing change orders. Whitestone's staff understand both construction materials and processes and are supported by Whitestone's in-house, National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratories.

- Special Inspections (Statement of Special Inspection Preparation, Special Inspection Program Coordination, Construction and Fabrication)
- Earthwork, Density Testing, Proofroll Monitoring, Demolition and Pad Preparation Monitoring
- Shallow, Intermediate, and Deep Pile Foundation Inspections
- Ground Improvement Monitoring and Field Verification
- Lateral Earth Support and Support of Excavation (SOE) Design and Inspection
- Building Pad Certification Testing
- Cast-in-Place and Precast Concrete
- Masonry
- Reinforcing Steel
- Structural and Cold-Formed Steel
- Wood Framing
- Exterior Insulation and Finish Systems (EIFS)
- Spray-Applied and Intumescent Fireproofing and Firestopping
- Roofing Systems
- Asphalt and Concrete Pavement and Core Sampling
- Floor Flatness
- Windsor Probe and Rebound Hammer
- Batch Plant and Fabricator Shop Inspections
- Non-Destructive and Forensic Testing
- Laboratory Analyses
 - ✓ Moisture-Density Proctor Testing
 - ✓ Sieve Analyses
 - ✓ Hydrometer Analyses
 - ✓ Moisture Content
 - ✓ Atterberg Limits
 - ✓ LA Abrasion
 - ✓ Slake Durability
 - ✓ Specific Gravity
 - ✓ Organic Content
 - ✓ Bulk Density
 - ✓ Unconfined Compressive Strength Testing of
 - ✓ Asphalt Extraction
 - Grout/Masonry/Prisms/Masonry Units



Property Condition Assessment Services

A Property Condition Assessment (PCA) evaluates the existing condition of site buildings and the subject property to identify deferred maintenance items, assess anticipated repair costs, and assist with purchase price or refinancing negotiations. Whitestone's various levels of PCA services range from desktop surveys to property condition reports in accordance with ASTM E2018. Ancillary services often conducted concurrently with the PCA include Hazardous Building Material Surveys and Existing Pavement and Retaining Wall Evaluations

- Building systems review (including heating, ventilation and air conditioning [HVAC], vertical transportation, plumbing, electrical, fire protection and life safety); management, maintenance, and equipment contract service provider staff interviews; and as-built plans and maintenance records review.
- Structural elements evaluation (including foundations, roofing, interior and exterior superstructure, interior finishes, drainage systems, retaining walls and sanitary waste management systems).
- Building systems condition, life expectancy, and estimated repair/replacement budget preparation (including roof, EIFS, electrical, plumbing, HVAC, interior/exterior walls, floors, windows, and site features such as pavements, retaining walls, exterior lighting and landscaping).
- Life-cycle oriented repair assessment, maintenance and replacement recommendations.

Our Team

Whitestone is a 100% employee-owned company led by a highly qualified team of environmental, geotechnical, and construction phase engineering and consulting professionals with extensive experience in site development and redevelopment.

Resumes for these and other key personnel are available for review upon request.

President/CEO

Thomas K. Uzzo, LSRP, PEA

Whitestone Founder & Managing Principal
Former USEPA Enforcement Officer with 36+ years of experience.

Executive Vice President/COO

Christopher Seib, LSRP, PG

New Jersey Offices Branch Manager
Environmental manager with 24+ years of experience.

Environmental Services Team Leaders

Keith T. D'Ambrosio, PE, LSRP

Vice President & Pennsylvania Branch Manager
Licensed professional engineer with 34+ years of experience.

Jeffrey T. Bauer, PG, LSRP

Vice President & Philadelphia Office Branch Manager
Licensed professional geologist with 24+ years of experience.

Scott C. Rowe, PE

PCA Program Manager
Licensed professional engineering with 36+ years of experience.

Richard E. Carman

Principal & Corporate Health & Safety Manager
Environmental manager with 28+ years of experience.

Kenneth J. Luperi, PG, LSRP

Senior Associate
Environmental manager with 35+ years of experience.

Adam N. Mickley

Senior Associate
Environmental manager with 25+ years of experience.

D. Wriston Phillips, LSRP, CHMM

Associate
Environmental manager with 21+ years of experience.

Jeremy H. Hassett

Asbestos Program Manager
Certified EPA/AHERA asbestos inspector licensed in seven states, New York City, and Philadelphia with 24+ years of experience. Certified lead risk assessor in New Jersey and New York.

Thomas Stasny, CHMM

Director, Environmental Services
Environmental manager with 20+ years of experience.

Geotechnical & Construction Services Team Leaders

Laurence W. Keller, PE

Vice President
Licensed professional engineer in 26 states with 30+ years of experience.

Ryan R. Roy, PE

Vice President, New England Offices Branch Manager
Licensed professional engineer in 21 states with 27+ years of experience.

Kevin A. Feath, PE

Principal & Regional Manager - Southeast
Licensed professional engineer with 24+ years of experience.

Peter G. Read, PE

Principal
Licensed professional engineer with 38+ years of experience.

Charles B. Guzzetta, PG

Regional Manager - Upstate New York
Licensed professional geologist with 26+ years of experience.

Jeffrey Anthony, PE

Regional Manager - Western Pennsylvania
Licensed professional engineer with 26+ years of experience.

Chase A. Weinhold, PE

Regional Manager – Pennsylvania/Delaware/Maryland/Virginia
Licensed professional engineer with 17+ years of experience.

Mudar Khantamr, PE

Regional Manager – New York/New Jersey
Licensed professional engineer with 13+ years of experience.

James M. Morgan

Senior Associate
Civil engineer with 30+ years of experience.

Scott E. Pearce, PE

Associate
Licensed professional engineer with 19+ years of experience.

Licenses & Certifications

GEOTECHNICAL & CONSTRUCTION INSPECTION

Certified Subsurface Sewage Disposal System Site Evaluator & Designer
Certified Concrete Field-Testing Grade 1 Technicians (American Concrete Institute)
Certified Radiation Safety Officer
Certified Nuclear Density Gauge Operators (Troxler Laboratories)
Certified ICC Reinforced Concrete Special Inspectors
Certified ICC Structural Masonry Special Inspectors

Certified NJ DCA Special Inspectors:

- Structural Steel Bolting
- Concrete Placement
- Reinforced Concrete
- Structural Masonry
- Exterior Insulation and Finish Systems

Licensed NYC Special Inspection Agency – Certified in:

- Structural Steel (Welding, Erection & Bolting, Structural Cold-Formed Steel)
- Concrete (Cast-in-Place, Precast, Prestressed)
- Masonry
- Wood Installation (Metal-Plate-Connected Trusses, High-Load Diaphragms, Prefabricated I-Joints)
- Soils (Site Preparation, Fill Placement & In-Place Density, Boring/Test Pit Investigations)
- Pile Foundations & Drilled Pier Installation
- Pier Foundations
- Underpinning
- Wall Panels/Current Walls & Veneers
- Sprayed Fire-Resistant Materials
- Mechanical Systems
- Structural Safety/Stability
- Excavation (Sheeting/Shoring/Bracing, Soil Percolation Test)
- Drywell (Soil Percolation Test)
- Septic (Site Storm Drainage Design & Installation, Septic System Installation)
- Firestop/Draftstop/Fireblock Systems

Licensed Philadelphia Special Inspection Agency – Certified in:

- Deep Foundation & Helical Pile Foundations
- Exterior Insulation & Finish Systems (EIFS)
- High Strength Bolting & Steel Frame Installation
- Post-Installed Concrete Anchor Installation
- Reinforced Concrete
- Soils (Existing Site Conditions, Fill Placement & Load-Bearing Capacity)
- Sprayed Fire-Resistant Materials & Mastic, Intumescent Fire-Resistant Coatings
- Structural Masonry
- Underpinning
- Wood Construction

Whitestone's multi-disciplined staff includes **Professional Engineers** (environmental and geotechnical) licensed in Alabama, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Kentucky, Maine, Massachusetts, Maryland, Michigan, Minnesota, Mississippi, Missouri, New Hampshire, New Jersey, New York, North Carolina, North Dakota, Ohio, Pennsylvania, Rhode Island, South Carolina, Tennessee, Texas, Virginia, Vermont, Washington, Wisconsin, West Virginia, and the District of Columbia.

ENVIRONMENTAL

NJDEP Licensed Site Remediation Professionals

MADEP Licensed Site Professional

CTDEEP Licensed Environmental Professional

Certified Professional Geologists Licensed in DE, IN, NY, PA, TN, WY

Hazardous Substance Cleanup Act License: DE

NJ State Certified Environmental Laboratory

NJ Indoor Environmental Consultant

GIS Systems Certification

Licensed Asbestos Inspectors/Designers

Licensed Asbestos Safety Technician

Certified Lead Inspector/Risk Assessor/Designer

Certified Hazardous Materials Manager

Certified Microbial Remediation Supervisor

Certified OSHA Hazardous Waste Supervisors

Certified Wetlands Delineator

Professional Environmental Auditor

American Red Cross – First Aid/CPR

IN-HOUSE TESTING LABORATORIES

National Voluntary Laboratory Accreditation Program (NVLAP) Accredited

Markets Served



RETAIL



INDUSTRIAL



OFFICE



MIXED-USE



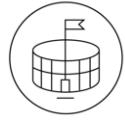
HEALTHCARE



RESIDENTIAL



EDUCATION



SPORTS &
ENTERTAINMENT



MUNICIPAL

REPRESENTATIVE
CLIENTS



Jones Lang LaSalle

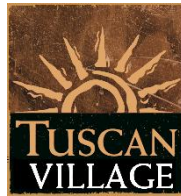
"I appreciate working with Whitestone over other consultants who often overanalyze work and turn it into a scientific project rather than providing practical, responsive solutions."

Patrick Triggs, Jones Lang LaSalle
(Commercial Real Estate)



"I wish I could work with your team across the whole country."

Kimmy Concepcion Chick-Fil-A
(Design & Construction)



"If it wasn't for Whitestone, this project never would have gotten off the ground."

Joe Faro, Tuscan Brands
(Mixed-Use Development Project)



FENWAY | SPORTS | GROUP



References



Chick-Fil-A
5200 Buffington Road
Atlanta, GA 30349

Scott Goodson
D&C, Restaurant Development
(770) 231-7349



Norris McLaughlin & Marcus, PA
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Bridgewater, NJ 08807

Edward A. Hogan, Esq.
Partner
(908) 722-0700



Good Friend Self-Storage, LLC
204 West 84th Street, 3rd Floor
New York, NY 10024

Marc Slayton
Managing Partner
(212) 799-8800



Equus Development, L.P.
3843 West Chester Pike
Newtown Square, PA 19073

John Forde
Senior Vice President, Development
(610) 355-1872



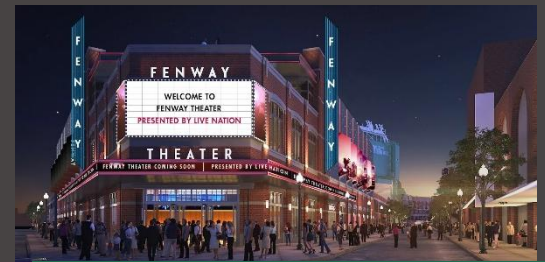
Bohler Engineering
30 Independence Boulevard, Suite 200
Warren, NJ 07059

Brad Bohler, PE
Principal, Branch Manager
(908) 668-8300

Whitestone's portfolio includes long-term, multi-site, on-call environmental, geotechnical and construction phase consulting and engineering service contracts with national retail clients, real estate developers/agents, Fortune 500 Corporations, law firms, lending institutions, insurance underwriters, and government/municipal agencies.



Seymour Street, Montclair, NJ
Rendering: MHS Architecture



MGM Fenway, Boston, MA
Rendering: Fenway Sports Group



Lasalle University, Philadelphia, PA
Rendering: Kimco Realty Corporation

Experience

Whitestone Associates, Inc. has been providing integrated environmental, geotechnical, and construction material testing services at development and redevelopment sites throughout the Eastern U.S. for over 30 years (23,000+ projects completed to date).



South Bay Redevelopment, Boston, MA

Rendering: Edens

Environmental, Geotechnical and CPT&I Services



Retaining Wall Design & Construction Phase Inspection Bellingham, MA

Whitestone provided geotechnical engineering, retaining wall design, and construction phase inspection services for emergency stabilization and repair of two mechanically-stabilized earth (MSE) walls along the entrance to a retail center. This embankment historically supported former railroad and road crossings for a ravine and culvertized stream. The MSE wall facing had failed, requiring off-hour emergency repairs and limiting access to one-way traffic.

The 27-foot high walls ultimately were refaced and drainage improvements implemented under Whitestone's oversight.



Retail Site Construction New York City, NY

Whitestone provided testing and inspection services (including foundation tiedown, tension tests, foundation subgrade, and foundation insulation inspections) for a 17-story self-storage facility under construction in a densely populated urban area.

The building will include three (3) below-grade levels. Accordingly, Whitestone's geotechnical engineers designed foundations (including a mat, isolated columns and exterior wall footings) to bear on NYC Class 1c bedrock.



Former Industrial Property Redevelopment Providence, RI

Whitestone's environmental and geotechnical investigations at this former industrial property encountered the historic Moshassuck River channel that had been filled with petroleum and metals-impacted material.

Whitestone designed and managed the environmental remediation program and provided construction phase testing and inspection services to facilitate redevelopment of the property as a self-storage facility.

Detailed descriptions of these other projects are available upon request.



King of Prussia Town Center

King of Prussia, PA

Environmental, Geotechnical and CPT&I Services



Retail Gas Station & Store Site Geotechnical Investigation Lake County, FL

Whitestone's field investigation included double ring infiltrometer testing for SWM design. Whitestone also evaluated sinkhole potential via visual evaluation and historical FDEP research of reported subsidence and/or swallet incidents near the site.

Geotechnical recommendations were provided for foundations, floor slabs, pavements, level of sinkhole risk, earthwork, and lateral earth pressure parameters for the gasoline UST's temporary below-grade wall design.



Hanover Tuscan Village Development Salem, NH

Whitestone's team of engineers were geotechnical engineers-of-record and provided CPT&I services for construction of this 281-unit luxury apartment complex.

Whitestone performed pad preparation investigations and completed final geotechnical recommendations for the multi-story building.

Whitestone's expertise and familiarity with the site soil conditions saved the project potential millions in costly unneeded soil improvements.



Property Condition Assessments Eastern U.S.

Whitestone conducted property condition assessments on a nationwide portfolio of 70 locations from Maine to Florida and as far west as Texas.

Some of the subject buildings were greater than 50 years old, and the properties (many with multiple structures) ranged up to 60-acres.

Company Culture



Not only does Whitestone provide outstanding customer service to its clients, we believe that the same level of dedication must be extended to our employees. Whitestone has established and maintains a “corporate family” atmosphere and makes certain a balance exists between hard work, social opportunities, and quality of life outside the workplace.

Whitestone is proud to have been recognized by NJBiz as one of the “Best Places to Work” in New Jersey for 2017 and 2019 to 2023.

Clients Benefit from Employee Ownership

Whitestone became a 100% employee-owned company upon formation of our ESOP in 2021. Research shows that employee-owned businesses promote employee retention, lend themselves to business continuity, and result in **better customer service**.

Health & Safety

Whitestone is committed to ensuring a safe workplace. The prevention of accidents is an objective affecting all levels of this company and its operations. Our established corporate and site-specific health and safety programs are designed, maintained, and implemented in accordance with applicable governmental regulations and industry standards.

Community Service

Whitestone’s Community Outreach & Volunteering Group promotes a charitable spirit and fosters involvement with and reinvestment into the communities in which we live and work. Whitestone has been involved with multiple volunteering initiatives (from building homes for the homeless to volunteering at food-based charities) and will continue to make paying forward and giving back a cornerstone of our company culture.



Habitat for Humanity Community Service Event