PENNSYLVANIA ACT 2
LAND RECYCLING PROGRAM

Purchasers of properties with potential or perceived environmental concerns are typically interested in avoiding future liabilities and costs due to site pre-existing conditions. In Pennsylvania protection from future liability is often obtained through the Commonwealth's land recycling program.

KU Resources is highly qualified to perform environmental site assessment (ESA) and remediation activities that are associated with the Pennsylvania Land Recycling Program (Act 2). The firm routinely incorporates Act 2 considerations into all of our Pennsylvania land recycling projects. One of our few targeted areas of expertise has been, since the company's inception, the environmental aspects of brownfield redevelopment. We are experts in the field. Our staff have been practicing in this area since before the passage of Act 2. We have also supported many public sector clients in developing successful brownfield grant applications, and understand potential sources of money for Pennsylvania redevelopment projects. One of our Founding Principals is an appointed member of the Pennsylvania Cleanup Standards Scientific Advisory Board, which works with the Pennsylvania Department of Environmental Protection (PADEP) to develop technically valid implementing regulations and supporting guidance.

Through our background and experience, our firm has developed a clear understanding of the various aspects of an Act 2 project, which allows us to systematically and efficiently execute the technical issues of Pennsylvania land recycling projects, facilitate amicable participation among all stakeholders, and understand what the PADEP requirements will likely be for deliverables developed pursuant to Act 2. We have also gained substantial familiarity with PADEP environmental cleanup program project managers in several regions. This background gives us the understanding of which elements of the Act 2 process are "cast in stone" and which ones may be subject to some flexibility.

Our vast experience in Act 2 projects has taught us to approach each situation with our clients' intended property reuse constantly in mind. It is essential that both site remediation and property development issues be assessed at every stage of the project in order to minimize environmental costs and assure that human health and the environment are adequately protected.

We pride ourselves in being "solution oriented." On all of our projects, our team strives to achieve the most cost-effective closure method. We will perform only the necessary technical work required to meet site environmental closure requirements in the best interest of our client. Depending upon client expectations, our work can range from preliminary real estate transaction screening procedures to detailed ESAs and remedy implementation and associated Act 2 document submittals. Our in-depth knowledge of Pennsylvania's Act 2 allows our staff to fully appraise clients on the numerous options available to demonstrate site closure. We have implemented Act 2's

risk-based, site-specific closure approach on numerous projects. By using this method, we have significantly lowered remediation costs, thereby increasing the value of properties with the potential for redevelopment with no increase in human health or environmental impacts.