

Benjamin Peterson, P.G., C.E.M.
Geologist and GIS Specialist

Professional Experience

Mr. Peterson is a Professional Geologist and Geographic Information Systems (GIS) Specialist with approximately eight years of professional experience that includes: project management; environmental due diligence assessments for commercial real estate transactions (Phase I and II environmental site assessments); GIS analysis; water resource and groundwater investigations; water well permitting, design and construction; water quality sampling; geological hazard assessments; and technical report writing. Mr. Peterson's versatile experience is the result of his eagerness to accept new challenges, combined with his background and education in geoscience, environmental science, and mapping.

Education

- B.S., Geology, Fort Lewis College, Durango, Colorado, 2007
- Geographic Information Systems Certificate, Fort Lewis College, Durango, Colorado, 2007

Certifications and Registrations

- Licensed Professional Geologist, California PG #9291
- Licensed Professional Geologist, Utah PG #9289608-2250
- Licensed Professional Geoscientist, Geology, Texas PG #12397
- Certified Environmental Manager, Nevada CEM #2397
- Leaking Petroleum Storage Tank Corrective Action Project Manager, Texas, License PM0000626
- OSHA, 29 CFR 1910 40-Hour, Hazardous Waste Operations and Emergency Response (HAZWOPER) and subsequent 8-hour Annual Refreshers
- MSHA Part 48, Surface Miner Training
- Certificate of Completion, ASTM Technical and Professional Training on Environmental Site Assessments for Commercial Real Estate

Select Project Experience

Environmental Site Assessment Projects

Phase I Environmental Site Assessments

Environmental Professional responsible for conducting numerous Phase I environmental site assessments for commercial real estate transactions. Assessed various types of industrial, commercial and residential properties for the presence of recognized environmental conditions in accordance with ASTM 1527 or ASTM 2247. Select projects include:

- **State of Nevada, Division of State Lands, Ely, NV** – Environmental Professional responsible for conducting a Phase I environmental site assessment for approximately 12,000 acres of BLM land to be transferred to the Nevada Division of Wildlife for expansion of the Steptoe Valley Wildlife Management Area. The site assessment was performed in accordance with ASTM 2247-08 and the BLM Handbook H-2000-02 Environmental Site Assessments for Disposal of Real Property. The site assessment led to a successful property transaction.
- **Switch, LTD, McCarran, NV** – Environmental Professional responsible for conducting a Phase I environmental site assessment on approximately 520 acres of land for the Switch data center in the Tahoe Reno Industrial Center in accordance with ASTM 1527-13.

Phase II Environmental Site Assessments

Project Manager responsible for conducting numerous Phase II environmental site assessments to address environmental concerns at commercial and industrial properties in connection with real estate transactions. Routine tasks include preparing cost estimates and work plans, directing field activities, soil logging, soil/groundwater sampling, regulatory reporting and regulatory liaison as necessary, preparing site maps, and preparing a report of findings. Select projects include:

- **Cosmetic Enterprises, LTD, Dayton, NV** – Project Manager responsible for conducting a due diligence Phase II environmental site assessment at a former titanium foundry. Activities included the advancement of two soil borings to facilitate groundwater sampling, advancement of multiple soil borings within the 60,000-square-foot building to assess for soil contamination, and collection of indoor air samples to assess for vapor intrusion. The property transaction was successful as a result of the environmental site assessment.
- **Cascade Columbia Distribution, McCarran, NV** – Project Manager responsible for conducting a due diligence Phase II environmental site assessment at a former aluminum micromill. Activities included groundwater sampling from three existing monitoring wells and advancement of multiple soil borings within the 105,000-square-foot building to assess for soil contamination. The site assessment led to a successful property transaction.
- **MontBleu Casino, Stateline, NV** – Project Manager responsible for conducting a Phase II environmental site assessment at the MontBleu Casino to address potential environmental concerns identified in a prior Phase I ESA. Activities included the advancement of three soil borings to facilitate soil and groundwater sampling and collecting water samples from eleven existing monitoring wells. The site assessment activities addressed the potential environmental concerns and facilitated the refinancing of a commercial loan.

Regulatory Site Closure

- **Victorian FoodMart, Sparks, NV** – Project Manager responsible for preparation of quarterly groundwater monitoring reports, regulatory liaison, and budgetary oversight for a gasoline contaminated site undergoing monitored natural attenuation to achieve remedial goals. The site successfully achieved regulatory closure after receiving an exemption from corrective action.

Environmental Compliance

- **Environmental Compliance Monitoring, ConocoPhillips Company, Durango, CO** – Geologist responsible for environmental compliance monitoring of a U.S. Army Corp of Engineers Section 404 nationwide permit and a construction storm water management plan for a buried natural gas pipeline replacement project that crossed below a river. Provided the pipeline construction crew with guidance to ensure that compliance with all environmental permits and plans was achieved during the project. Mr. Peterson was the first onsite person to notice a small brush fire caused by the pipeline welding activities, which allowed the fire to be extinguished promptly before it spread and grew larger.

Geographic Information Systems

- **Comstock Mining, Inc., Silver City, NV** – GIS Specialist responsible for geospatial database development, maintenance, and mapping for an environmental site assessment and remediation project in the historic Comstock mining district, which coincides with the current day Carson River Mercury Superfund site. Location data and chemical data from hundreds of soil samples

were compiled in a geospatial database for comparison to Carson River Mercury Superfund Site waste categories. The project is high profile and publicly sensitive.

- **Diamond X Ranch, Douglas County, NV and Alpine County, CA** – GIS Specialist responsible for geospatial database development, maintenance, and mapping for an environmental site assessment project to characterize the extent of metals contaminated soils, sediment, surface water, and groundwater at a former cattle grazing ranch. Metal contamination resulted from flood irrigating the ranch with surface water that had been impacted by acid mine drainage. The geospatial database included chemical data for approximately 1,200 soil and sediment samples from roughly 400 locations at varying depths and approximately 100 surface water samples.
- **Former Sage Hill Clay Sports Gun Club, Reno, NV** – GIS Specialist responsible for geospatial database development, maintenance, and mapping for an environmental site assessment project to characterize the extent of lead contaminated soils at a former shotgun range. The geospatial database included chemical data for approximately 300 soil samples.
- **National Environmental Policy Act (NEPA) submittals, in various locations**– GIS Specialist responsible for creating figures to support National Environmental Policy Act (NEPA) submittals. Relevant projects include the rehabilitation of a United States Bureau of Reclamation canal on the Florida River, La Plata County, CO, the expansion of the Florida Canyon Mine onto land managed by the United States Bureau of Land Management in Pershing County, NV, and development of an oil/gas well pad on lands managed by the BLM in Eureka County, NV.
- **BP America Production Company, ConocoPhillips Company, Burlington Resources, XTO Energy, and Samson Resources Company, Durango, CO** – GIS Specialist responsible for permitting over 3,000 coal-bed methane gas wells as water wells, after the Colorado Supreme Court ruled that the production of coal-bed methane constitutes a beneficial use of water and therefore must be administered by the Colorado State Engineer’s Office. Combined spatial and tabular data of gas wells with water production data to prepare permit applications for thousands of wells in a single process. The Colorado State Engineer’s Office adopted the template created by Mr. Peterson for use by other well permit applicants in the oil and gas industry.
- **Bathymetric Surveys for various clients, Western Slope, CO** – GIS Specialist responsible for conducting numerous bathymetric surveys of gravel pits, stock ponds, aesthetic ponds, and irrigation reservoirs to calculate pond volumes and surface areas for use in a water rights applications. Utilized a GPS device integrated with sonar equipment and a data logger to record location and depths at several points across the water surface. Data was then imported into GIS to interpolate a contoured bathymetric surface and create associated stage-capacity curves and tables.
- **Bear Creek Ranch, Durango, CO** – GIS Specialist responsible for the preparation of court exhibits for use in active litigation of a water rights dispute. Compiled a series of maps using historical aerial photography to show the historical ditch alignment and area of use. Historical maps were compared with GPS-derived data of the current ditch alignment and area of use. Maps were used as court exhibits to successfully show continued use of the ditch through time and prevent the client from losing water rights from an abandonment claim.

Groundwater Investigations

- **Confidential Major Oil and Gas Company, Durango, CO** – Geologist and GIS Specialist responsible for conducting an investigation and analysis to assess the areas within a specific geologic formation where produced groundwater associated with oil and gas development would meet the nontributary statutory definition in the State of Colorado using spreadsheet and commercial models.
- **BP America Production Company, Durango, CO** – Geologist responsible for the collection of baseline surface water quality samples to satisfy Colorado Oil and Gas Conservation Commission requirements of Rule 317B. Project consisted of mapping oil and gas wells affected by Rule 317B and collecting baseline water samples for each of these wells from the nearest classified water supply segment.
- **Confidential Major Oil and Gas Company, Durango, CO** – Geologist responsible for the collection of bi-annual groundwater samples from various wells and springs to support a groundwater investigation of the San Juan Basin. Samples were analyzed for tritium and CFCs to calculate an apparent age of the water and analyzed for several other compounds, including methane, to determine a geologic source.

Geological Hazard Assessment

- **Gateway Canyons Resort, Gateway, CO** – Geologist responsible for conducting a geological hazard assessment for a planned golf course and residential subdivision. Evidence of previous rockfall events and historical debris flows were documented. Developed maps to show the proposed development, drainage paths, and slope angles throughout the property. Potential rockfall boulders were modeled with computer software to determine potential roll-out distances and hazardous areas.

Water Rights and Water Resources

- **Historical Agricultural Water Right Changes for Commercial Uses, Western Slope, CO** – Geologist responsible for completing studies for several clients using aerial photography, water use records, and crop types to demonstrate the historic consumptive use of irrigated farm fields for developing a defensible basis for transfer of water rights to commercial uses. Created GIS maps to calculate areas of irrigated land, annual precipitation, evaporation, elevation and location.
- **Augmentation Plans and Substitute Water Supply Plans, Various Clients, Western Slope, CO** – Geologist responsible for preparation of augmentation plan reports and substitute water supply plans for several gravel pits throughout Colorado. Reports included depletion calculations, calculation of historical consumptive use credits from dried-up irrigation, lagged return flows, and replacement water sources.
- **Public Water Supply Well, Durango, CO** – Geologist responsible for designing and constructing a public water supply well and establishing compliance with national drinking water standards. Successfully designed a flowing-artesian water well that produced drinking water from a shallow sandstone aquifer that was recharged by a local stream, while eliminating influence of surface water contamination.